

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or locality and postcode Cedarwood 8, 11 Schuss Street, Falls Creek, Victoria, 3699

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$450,000

Median sale price

Median price \$383,333

Property type

1-2 Bedroom
Apartment

Suburb

Falls Creek

Period - From

01/01/2021

to

04/09/2021

Source

RealEstate.com.au & Agency Data

Comparable property sales

Address of comparable property	Price	Date of sale
Cedarwood 23, 11 Schuss Street, Falls Creek, Victoria	\$360,000	24/03/2021
Cedarwood 16, 11 Schuss Street, Falls Creek, Victoria	\$495,500	12/05/2021
Cedarwood 9, 11 Schuss Street, Falls Creek, Victoria	\$295,000	28/07/2021

This Statement of Information was prepared on: 04/09/2021