

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 QTE407, 17 Bogong High Plains Rd, Falls Creek, Victoria, 3699

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$460,000

Median sale price

Median price \$560,000 Property type 3 Bedroom Apartment Suburb Falls Creek

Period - From 15-09-2020 to 22-06-2021 Source Realestate.com.au

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
Cedarwood 20, 11 Schuss Street, Falls Creek, Victoria, 3699	\$500,000	11-05-2021
Skyline, 4 Schuss Street, Falls Creek, Victoria, 3699	\$580,000	20-02-2021
Primo, 4 Schuss Street, Falls Creek, Victoria, 3699	\$600,000	15-09-2020

This Statement of Information was prepared on: 22/06/2021