



ZIRKY REAL ESTATE

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

St Falls E504, 17 Bogong High Plains Road, Falls Creek, Victoria, 3699

Indicative selling price

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

Single price \$995,000

Median sale price

Median price \$956,666.67

Property type

3 Bedroom
Managed/Unmanag
ed St Falls
Apartment

Suburb

Falls Creek

Period - From 15/11/2023

to

15/05/2025

Source

Agency Data

Comparable property sales

Address of comparable property

Price

Date of sale

Address of comparable property	Price	Date of sale
1 St Falls E303, 17 Bogong High Plains Road, Falls Creek (UNMANAGED 3 Bed, 3 Bath approx. 108sqm)	\$1,050,000	08/11/2024
2 St Falls E407, 17 Bogong High Plains Road Falls Creek (MANAGED 3 Bed, 2 Bath approx. 97sqm)	\$840,000	17/01/2025
3 St Falls E303, 17 Bogong High Plains Road, Falls Creek (MANAGED 3 Bed, 2 Bath approx. 108sqm)	\$980,000	07/09/2024

This Statement of Information was prepared on: 15/05/2025