

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

16 Centella Crescent, Officer Vic 3809

Indicative selling price

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

Range between \$440,000 & \$484,000

Median sale price

Median price \$433,000 Property Type Vacant land Suburb Officer

Period - From 03/12/2023 to 02/12/2024 Source REIV

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

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

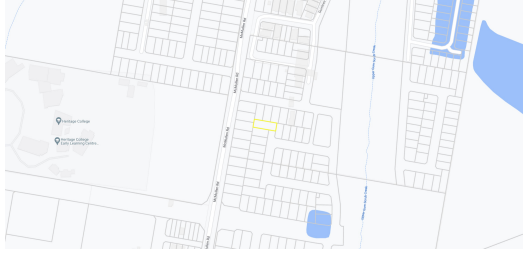
	Address of comparable property	Price	Date of sale
1	7 Jowett Rise OFFICER 3809	\$500,000	17/09/2024
2	5 Freshwater PI OFFICER 3809	\$490,000	14/08/2024
3	7 Hefferman Dr OFFICER 3809	\$470,000	31/07/2024

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

03/12/2024 10:51



Property Type: Land
Land Size: 560 sqm approx
 Agent Comments

Indicative Selling Price
 \$440,000 - \$484,000
Median Land Price
 03/12/2023 - 02/12/2024: \$433,000

Comparable Properties

7 Jowett Rise OFFICER 3809 (VG)

Agent Comments



Price: \$500,000
Method: Sale
Date: 17/09/2024
Property Type: Land
Land Size: 392 sqm approx



5 Freshwater PI OFFICER 3809 (REI/VG)

Agent Comments



Price: \$490,000
Method: Private Sale
Date: 14/08/2024
Property Type: Land
Land Size: 483 sqm approx

7 Hefferman Dr OFFICER 3809 (VG)

Agent Comments



Price: \$470,000
Method: Sale
Date: 31/07/2024
Property Type: Land
Land Size: 350 sqm approx

Account - Ray White Oakleigh | P: 03 9568 2000 | F: 03 9568 2222