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 Centra Drive, Sale Vic 3850

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Single price	e \$725,000								
Median sale price									
Median price	\$490,440	Pro	operty Type Hou	ISE	Suburb	Sale			
Period - From	20/09/2023	to	19/09/2024	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.

Ade	dress of comparable property	Price	Date of sale
1	1 Cantwell Dr SALE 3850	\$722,500	21/06/2024
2	6 Peppercorn CI SALE 3850	\$710,000	30/05/2024
3	29 Morgan St SALE 3850	\$707,000	23/04/2024

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:

20/09/2024 10:58









Property Type: House Land Size: 853 sqm approx Agent Comments Indicative Selling Price \$725,000 Median House Price 20/09/2023 - 19/09/2024: \$490,440

Comparable Properties



1 Cantwell Dr SALE 3850 (REI/VG)



Price: \$722,500 Method: Private Sale Date: 21/06/2024 Property Type: House Land Size: 809 sqm approx

6 Peppercorn CI SALE 3850 (REI)

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Agent Comments



Price: \$710,000 Method: Private Sale Date: 30/05/2024 Property Type: House Land Size: 668 sqm approx

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29 Morgan St SALE 3850 (VG)



Agent Comments

Agent Comments

Price: \$707,000 Method: Sale Date: 23/04/2024 Property Type: House (Res) Land Size: 700 sqm approx

Account - Gippsland Real Estate Maffra | P: 03 5147 2200 | F: 03 5147 2800



property data

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