

# 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](http://consumer.vic.gov.au/underquoting)

Single price \$725,000

### Median sale price

Median price \$490,440

Property Type House

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.

	Address 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



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**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)**

Agent Comments

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



**6 Peppercorn CI SALE 3850 (REI)**

Agent Comments

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

**29 Morgan St SALE 3850 (VG)**

Agent Comments

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**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