

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

\$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

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