

# 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

16 Centra Dr, 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 \$738,000

### Median sale price

Median price \$485,000

Property Type House

Suburb Sale

Period - From 01/04/2023

to 31/03/2024

Source REIV

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

**A\*** These are the three properties sold within five kilometres of the property for sale in the last 18 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	5 Osborne St SALE 3850	\$715,000	10/11/2023
2	34 Cantwell Dr SALE 3850	\$710,000	08/11/2023
3	30 Marilyn Way SALE 3850	\$710,000	30/04/2024

**OR**

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

21/05/2024 11:31



**Property Type:** Land  
**Land Size:** 852 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$738,000  
**Median House Price**  
 Year ending March 2024: \$485,000

## Comparable Properties



**5 Osborne St SALE 3850 (REI/VG)**

Agent Comments



**Price:** \$715,000  
**Method:** Private Sale  
**Date:** 10/11/2023  
**Property Type:** House  
**Land Size:** 806 sqm approx



**34 Cantwell Dr SALE 3850 (REI/VG)**

Agent Comments



**Price:** \$710,000  
**Method:** Private Sale  
**Date:** 08/11/2023  
**Property Type:** House  
**Land Size:** 845 sqm approx



**30 Marilyn Way SALE 3850 (REI)**

Agent Comments



**Price:** \$710,000  
**Method:** Private Sale  
**Date:** 30/04/2024  
**Property Type:** House  
**Land Size:** 940 sqm approx

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