



STATEMENT OF INFORMATION

64 REGINA AVENUE, CABARITA, VIC 3505

PREPARED BY MILDURA PROPERTY ADVISERS, 67 DEAKIN AVENUE MILDURA



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



64 REGINA AVENUE, CABARITA, VIC 3505  4  2  2

Indicative Selling Price

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

Price Range: **\$430,000 to \$470,000**

MEDIAN SALE PRICE



CABARITA, VIC, 3505

Suburb Median Sale Price (House)

\$309,000

01 July 2016 to 30 June 2017

Provided by: 

COMPARABLE PROPERTIES

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.



9 RODWELLS RD, BIRDWOODTON, VIC 3505  4  1  2

Sale Price

Price Withheld

Sale Date: 02/06/2017

Distance from Property: 1.6km



184 FLORA AVE, MILDURA, VIC 3500  4  2  4

Sale Price

\$418,000

Sale Date: 09/01/2017

Distance from Property: 4.8km



177 COWANNA AVE, MERBEIN SOUTH, VIC  3  3  2

Sale Price

\$430,000

Sale Date: 25/07/2016

Distance from Property: 5.2km



This report has been compiled on 28/08/2017 by Mildura Property Advisers. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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1 LAUREN CRT, MERBEIN, VIC 3505

4 2 2

Sale Price

\$441,000

Sale Date: 11/02/2017

Distance from Property: 3.8km



892 BENETOOK AVE, MILDURA, VIC 3500

4 2 2

Sale Price

\$450,000

Sale Date: 25/02/2017

Distance from Property: 6.1km



11 ST ANDREWS DR, CABARITA, VIC 3505

3 2 2

Sale Price

\$450,000

Sale Date: 13/08/2016

Distance from Property: 230m



152 MCEDWARD ST, BIRDWOODTON, VIC

4 2 2

Sale Price

\$512,000

Sale Date: 18/08/2016

Distance from Property: 1.5km



269 MCEDWARD ST, CABARITA, VIC 3505

5 2 2

Sale Price

\$515,000

Sale Date: 23/09/2016

Distance from Property: 344m



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

64 REGINA AVENUE, CABARITA, VIC 3505

Indicative selling price

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

Price Range:

\$430,000 to \$470,000

Median sale price

Median price

\$309,000

House

X

Unit


Suburb

CABARITA

Period

01 July 2016 to 30 June 2017

Source



Comparable property sales

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
9 RODWELLS RD, BIRDWOODTON, VIC 3505	Price Withheld	02/06/2017
184 FLORA AVE, MILDURA, VIC 3500	\$418,000	09/01/2017
177 COWANNA AVE, MERBEIN SOUTH, VIC 3505	\$430,000	25/07/2016
1 LAUREN CRT, MERBEIN, VIC 3505	\$441,000	11/02/2017

892 BENETOOK AVE, MILDURA, VIC 3500	\$450,000	25/02/2017
11 ST ANDREWS DR, CABARITA, VIC 3505	\$450,000	13/08/2016
152 MCEDWARD ST, BIRDWOODTON, VIC 3505	\$512,000	18/08/2016
269 MCEDWARD ST, CABARITA, VIC 3505	\$515,000	23/09/2016