



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



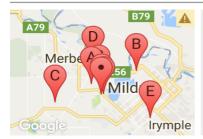
64 REGINA AVENUE, CABARITA, VIC 3505 🕮 4 🕒 2 😂 2

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: **pricefinder**

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







Sale Price

Price Withheld

Sale Date: 02/06/2017

Distance from Property: 1.6km





184 FLORA AVE, MILDURA, VIC 3500







Sale Price

\$418,000

Sale Date: 09/01/2017

Distance from Property: 4.8km





177 COWANNA AVE, MERBEIN SOUTH, VIC







Sale Price

\$430,000

Sale Date: 25/07/2016

Distance from Property: 5.2km





1 LAUREN CRT, MERBEIN, VIC 3505







Sale Price

\$441,000

Sale Date: 11/02/2017

Distance from Property: 3.8km





892 BENETOOK AVE, MILDURA, VIC 3500







Sale Price

\$450,000

Sale Date: 25/02/2017







11 ST ANDREWS DR, CABARITA, VIC 3505









Sale Price

\$450,000

Sale Date: 13/08/2016

Distance from Property: 230m





152 MCEDWARD ST, BIRDWOODTON, VIC









Sale Price

\$512,000

Sale Date: 18/08/2016

Distance from Property: 1.5km





269 MCEDWARD ST, CABARITA, VIC 3505









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
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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	Unit	Suburb	CABARITA
Period	01 July 2016 to 30 June 2017		Source	p	ricefinder

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

