



STATEMENT OF INFORMATION

296 DOW AVENUE, CABARITA, VIC 3505

PREPARED BY MILDURA PROPERTY ADVISERS, 67 DEAKIN AVENUE MILDURA



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



296 DOW AVENUE, CABARITA, VIC 3505

4 2 2

Indicative Selling Price

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

Price Range: \$445,000 to \$485,000

MEDIAN SALE PRICE



CABARITA, VIC, 3505

Suburb Median Sale Price (House)

\$260,000

01 October 2016 to 30 September 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.



269 MCEDWARD ST, CABARITA, VIC 3505

5 2 2

Sale Price

\$515,000

Sale Date: 23/09/2016

Distance from Property: 1.5km



61 REGINA AVE, CABARITA, VIC 3505

4 2 8

Sale Price

Price Withheld

Sale Date: 06/10/2017

Distance from Property: 1.2km



901 ETIWANDA AVE, MILDURA, VIC 3500

4 2 3

Sale Price

\$450,000

Sale Date: 12/02/2017

Distance from Property: 6km



This report has been compiled on 13/11/2017 by Mildura Property Advisers. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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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

296 DOW AVENUE, CABARITA, VIC 3505

Indicative selling price

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

Price Range: \$445,000 to \$485,000

Median sale price

Median price \$260,000

House

Unit

Suburb CABARITA

Period 01 October 2016 to 30 September 2017

Source

 pricfinder

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
269 MCEDWARD ST, CABARITA, VIC 3505	\$515,000	23/09/2016
61 REGINA AVE, CABARITA, VIC 3505	Price Withheld	06/10/2017
901 ETIWANDA AVE, MILDURA, VIC 3500	\$450,000	12/02/2017