STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



Lot 3, 64 REGINA AVENUE, CABARITA, VIC 3505

Land Size 4300m²

Indicative Selling Price

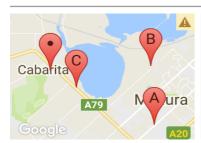
For the meaning of this price see consumer.vic.au/underquoting

Price Range:

\$180,000 to \$190,000

Provided by: Tim Aldridge, Mildura Property Advisers

MEDIAN SALE PRICE



CABARITA, VIC, 3505

Suburb Median Sale Price (Vacant Land)

\$347,500

01 April 2017 to 31 March 2018

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.



705 WALNUT AVE, MILDURA, VIC 3500







Sale Price

**\$190,000

Sale Date: 21/11/2017

Distance from Property: 3.3km





593 RIVERSIDE AVE, MILDURA, VIC 3500







Sale Price

\$200,000

Sale Date: 02/10/2017

Distance from Property: 2.8km





204 SEVENTEENTH ST, CABARITA VIC 3500







Sale Price

\$200.000

Sale Date: 28/11/2016

Distance from Property: 878m



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	LOT 3, 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: \$190,000 to \$205,000

Median sale price

Median price	\$347,500	House		Unit	Suburb	CABARITA
Period	01 April 2017 to 31 March 2018		Source		pricefinder	

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
705 WALNUT AVE, MILDURA, VIC 3500	**\$190,000	21/11/2017
593 RIVERSIDE AVE, MILDURA, VIC 3500	\$200,000	02/10/2017
204 SEVENTEENTH ST, CABARITA, VIC 3500	\$200,000	28/11/2016