



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



### Lot 3, 64 REGINA AVENUE, CABARITA, VIC 3505

Land Size 4300m<sup>2</sup>

Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://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

2 1 -

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



This report has been compiled on 13/04/2018 by Mildura Property Advisers. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

## 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

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://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

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
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