



STATEMENT OF INFORMATION

262 MCEDWARD STREET, CABARITA, VIC 3505

PREPARED BY MILDURA & DISTRICT REAL ESTATE

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



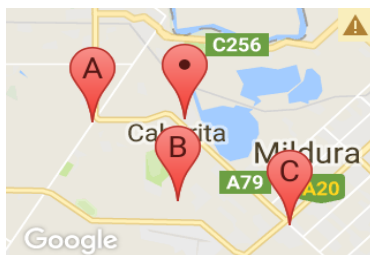
262 MCEDWARD STREET, CABARITA, VIC  3  1  2

Indicative Selling Price

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

Price Range: **310,000 to 335,000**

MEDIAN SALE PRICE



CABARITA, VIC, 3505

Suburb Median Sale Price (House)

\$260,000

01 October 2016 to 30 September 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.



375 RIVER AVE, MERBEIN SOUTH, VIC 3505  3  1  3

Sale Price

\$311,000

Sale Date: 13/08/2016

Distance from Property: 2.6km



171 DYAR AVE, CABARITA, VIC 3505  3  1  2

Sale Price

\$309,000

Sale Date: 28/07/2016

Distance from Property: 2.5km



613 SEVENTEENTH ST, MILDURA, VIC 3500  3  1  2

Sale Price

\$310,000

Sale Date: 02/04/2016

Distance from Property: 4.3km



This report has been compiled on 06/10/2017 by Mildura & District Real Estate. Property Data Solutions Pty Ltd 2017 - 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

262 MCEDWARD STREET, CABARITA, VIC 3505

Indicative selling price

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

Price Range:

310,000 to 335,000

Median sale price

Median price

\$260,000

House

X

Unit


Suburb

CABARITA

Period

01 October 2016 to 30 September 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
375 RIVER AVE, MERBEIN SOUTH, VIC 3505	\$311,000	13/08/2016
171 DYAR AVE, CABARITA, VIC 3505	\$309,000	28/07/2016
613 SEVENTEENTH ST, MILDURA, VIC 3500	\$310,000	02/04/2016