

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

171 DYAR AVENUE CABARITA VIC 3505

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$567,500

Property type

House

Suburb

Cabarita

Period-from

01 Oct 2021

to

30 Sep 2022

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* 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

728 WALNUT AVENUE MILDURA VIC 3500	\$510,000	18-Nov-21
159 GORDON AVENUE MILDURA VIC 3500	\$550,000	10-Aug-22
925 FIFTEENTH STREET MILDURA VIC 3500	\$530,000	10-Dec-21

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 20 October 2022



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**728 WALNUT AVENUE MILDURA
VIC 3500**

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Sold Price **\$510,000** Sold Date **18-Nov-21**

Distance **2.95km**



**159 GORDON AVENUE MILDURA
VIC 3500**

4 2 2

Sold Price **\$550,000** Sold Date **10-Aug-22**

Distance **3km**



**925 FIFTEENTH STREET MILDURA
VIC 3500**

4 2 4

Sold Price **\$530,000** Sold Date **10-Dec-21**

Distance **4.71km**

RS = Recent sale UN = Undisclosed Sale

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