

## 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 61 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)

between

\$495,000

&

\$544,000

### Median sale price

Median house price \$309,000

Suburb or  
locality Cabarita

Period - From 01/07/2016 to 30/06/2017

Source Property Data Solutions Pty Ltd 2017  
[www.pricefinder.com.au](http://www.pricefinder.com.au)

### Comparable property sales

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.