



## STATEMENT OF INFORMATION

20 SEAWARD DRIVE, CAPE PATERSON, VIC 3995

PREPARED BY RAHNEE SKATE, PBE REAL ESTATE CAPE PATERSON

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## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**20 SEAWARD DRIVE, CAPE PATERSON,**



### Indicative Selling Price

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

Single Price: **\$500,000**

Provided by: Rahnee Skate, PBE Real Estate Cape Paterson

## MEDIAN SALE PRICE



**CAPE PATERSON, VIC, 3995**

Suburb Median Sale Price (Vacant Land)

**\$219,000**

01 April 2017 to 31 March 2018

Provided by: pricefinder

## COMPARABLE PROPERTIES

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.



**83 VIMINARIA RD, HARMERS HAVEN, VIC 3995**



Sale Price

**\$259,000**

Sale Date: 12/12/2017

Distance from Property: 4km



**11 THE INLT, CAPE PATERSON, VIC 3995**



Sale Price

**\$330,000**

Sale Date: 22/12/2017

Distance from Property: 1.1km



This report has been compiled on 02/04/2018 by PBE Real Estate Wonthaggi. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## 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

20 SEAWARD DRIVE, CAPE PATERSON, VIC 3995

#### Indicative selling price

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

Single Price: \$500,000

#### Median sale price

Median price \$219,000

House

Unit

Suburb CAPE PATERSON

Period 01 April 2017 to 31 March 2018

Source

 pricefinder

#### 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.

Address of comparable property	Price	Date of sale
83 VIMINARIA RD, HARMERS HAVEN, VIC 3995	\$259,000	12/12/2017
11 THE INLT, CAPE PATERSON, VIC 3995	\$330,000	22/12/2017

340 Cape Paterson Rd  
House with land 20 acres.

\$852,000 9/1/2018.