



STATEMENT OF INFORMATION

34 FOAM STREET, CAPE PATERSON, VIC 3995

PREPARED BY RAHNEE SKATE, PEE REAL ESTATE CAPE PATERSON



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



34 FOAM STREET, CAPE PATERSON, VIC 3 1 -

Indicative Selling Price

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

Price Range:

Provided by: Rahnee Skate, PBE Real Estate Cape Paterson

MEDIAN SALE PRICE



CAPE PATERSON, VIC, 3995

Suburb Median Sale Price (House)

\$402,500

01 July 2016 to 30 June 2017

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.



3 NARDOO ST, CAPE PATERSON, VIC 3995 3 2 2

Sale Price

\$541,000

Sale Date: 20/04/2017

Distance from Property: 660m



20 SPRAY ST, CAPE PATERSON, VIC 3995 3 2 1

Sale Price

\$520,000

Sale Date: 11/10/2016

Distance from Property: 160m



6 MARINE ST, CAPE PATERSON, VIC 3995 4 3 1

Sale Price

\$520,000

Sale Date: 21/02/2017

Distance from Property: 127m



This report has been compiled on 21/08/2017 by PBE Real Estate Wonthaggi. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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42 FOAM ST, CAPE PATERSON, VIC 3995

4 2 3

Sale Price

\$511,500

Sale Date: 21/01/2017

Distance from Property: 58m



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 34 FOAM STREET, CAPE PATERSON, VIC 3995

Indicative selling price

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

Price-Range: 515,000 -

Median sale price

Median price \$402,500 House ☒ Unit ☐ Suburb CAPE PATERSON
Period 01 July 2016 to 30 June 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
3 NARDOO ST, CAPE PATERSON, VIC 3995	\$541,000	20/04/2017
20 SPRAY ST, CAPE PATERSON, VIC 3995	\$520,000	11/10/2016
6 MARINE ST, CAPE PATERSON, VIC 3995	\$520,000	21/02/2017
42 FOAM ST, CAPE PATERSON, VIC 3995	\$511,500	21/01/2017