



## STATEMENT OF INFORMATION

106 ANGLERS ROAD, CAPE PATERSON, VIC 3995

PREPARED BY RAHNEE SKATE, PBE REAL ESTATE CAPE PATERSON



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**106 ANGLERS ROAD, CAPE PATERSON,** 5 2 1

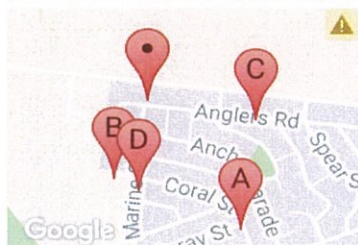
### Indicative Selling Price

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

Single Price: **\$425,000**

Provided by: Rahnee Skate, PBE Real Estate Cape Paterson

## MEDIAN SALE PRICE



**CAPE PATERSON, VIC, 3995**

Suburb Median Sale Price (House)

**\$400,000**

01 October 2016 to 30 September 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.



**1 SPRAY ST, CAPE PATERSON, VIC 3995** 5 2 2

Sale Price

**\$380,250**

Sale Date: 12/01/2017

Distance from Property: 570m



**55 CORAL ST, CAPE PATERSON, VIC 3995** 4 2 1

Sale Price

**\$413,700**

Sale Date: 18/05/2017

Distance from Property: 310m



**23 ANGLERS RD, CAPE PATERSON, VIC 3995** 4 2 1

Sale Price

**\$410,000**

Sale Date: 25/02/2017

Distance from Property: 370m



This report has been compiled on 18/10/2017 by PBE Real Estate Wonthaggi. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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48 MARINE ST, CAPE PATERSON, VIC 3995

3 1 2

Sale Price

**\$380,000**

Sale Date: 05/03/2017

Distance from Property: 335m



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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 106 ANGLERS ROAD, 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: \$425,000

### Median sale price

Median price \$400,000 House ☒ Unit ☐ Suburb CAPE PATERSON

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
1 SPRAY ST, CAPE PATERSON, VIC 3995	\$380,250	12/01/2017
55 CORAL ST, CAPE PATERSON, VIC 3995	\$413,700	18/05/2017
23 ANGLERS RD, CAPE PATERSON, VIC 3995	\$410,000	25/02/2017
48 MARINE ST, CAPE PATERSON, VIC 3995	\$380,000	05/03/2017