



STATEMENT OF INFORMATION

33 SCENIC ROAD, CAPE PATERSON, VIC 3995

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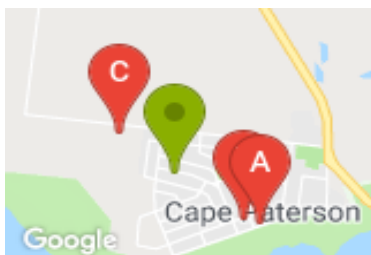
STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

**33 SCENIC ROAD, CAPE PATERSON, VIC****Indicative Selling Price**For the meaning of this price see consumer.vic.au/underquoting**Single Price: \$685,000**

Provided by: Dan Huther, Alex Scott Wonthaggi

MEDIAN SALE PRICE

**CAPE PATERSON, VIC, 3995**

Suburb Median Sale Price (House)

\$469,750

01 April 2018 to 31 March 2019

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.

**44 SURF BEACH RD, CAPE PATERSON, VIC****Sale Price*****\$750,000**

Sale Date: 28/02/2019

Distance from Property: 655m

**25 NARDOO ST, CAPE PATERSON, VIC 3995****Sale Price*****\$629,000**

Sale Date: 31/01/2019

Distance from Property: 555m

**6 SUNLIGHT BVD, CAPE PATERSON, VIC 3995****Sale Price****\$650,000**

Sale Date: 27/04/2018

Distance from Property: 451m



This report has been compiled on 06/04/2019 by Alex Scott Wonthaggi. Property Data Solutions Pty Ltd 2019 - 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

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

33 SCENIC ROAD, CAPE PATERSON, VIC 3995

Indicative selling price

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

Single Price:

\$685,000

Median sale price

Median price

\$469,750

House

☒

Unit

☐

Suburb

CAPE PATERSON

Period

01 April 2018 to 31 March 2019

Source

pricfinder

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

44 SURF BEACH RD, CAPE PATERSON, VIC 3995	*\$750,000	28/02/2019
25 NARDOO ST, CAPE PATERSON, VIC 3995	*\$629,000	31/01/2019
6 SUNLIGHT BVD, CAPE PATERSON, VIC 3995	\$650,000	27/04/2018