



STATEMENT OF INFORMATION

21 ANCHOR PARADE, CAPE PATERSON, VIC 3995

PREPARED BY RAHNEE SKATE, PBE REAL ESTATE CAPE PATERSON



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



21 ANCHOR PARADE, CAPE PATERSON, 3 2 -

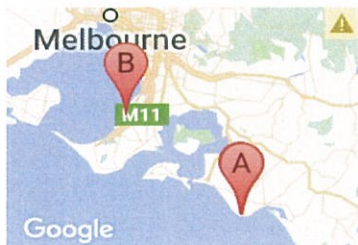
Indicative Selling Price

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)

\$400,000

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.



16 CORAL ST, CAPE PATERSON, VIC 3995 4 1 2

Sale Price

\$375,000

Sale Date: 04/04/2017

Distance from Property: 42m



13 CAROL ST, MORNINGTON, VIC 3931 3 - -

Sale Price

\$0

Sale Date: 27/10/2016

Distance from Property: 69km



6 SEA BREEZE PDE, CAPE PATERSON, VIC 3995 3 1 1

Sale Price

\$325,000

Sale Date: 04/05/2017

Distance from Property: 238m



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2 MOONAH ST, CAPE PATERSON, VIC 3995

3 1 1

Sale Price

\$380,500

Sale Date: 04/04/2017

Distance from Property: 311m



48 MARINE ST, CAPE PATERSON, VIC 3995

3 1 2

Sale Price

\$380,000

Sale Date: 05/03/2017

Distance from Property: 433m



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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 21 ANCHOR PARADE, CAPE PATERSON, VIC 3995

Indicative selling price

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

Price-Range: 340,000 —

Median sale price

Median price \$400,000 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
16 CORAL ST, CAPE PATERSON, VIC 3995	\$375,000	04/04/2017
13 CAROL ST, MORNINGTON, VIC 3931	\$0	27/10/2016
6 SEA BREEZE PDE, CAPE PATERSON, VIC 3995	\$325,000	04/05/2017
2 MOONAH ST, CAPE PATERSON, VIC 3995	\$380,500	04/04/2017

48 MARINE ST, CAPE PATERSON, VIC 3995	\$380,000	05/03/2017
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