



STATEMENT OF INFORMATION

53 SEAWARD DRIVE, CAPE PATERSON, VIC

PREPARED BY RAHNEE SKATE, PBE REAL ESTATE CAPE PATERSON



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



53 SEAWARD DRIVE, CAPE PATERSON,

3 1 2

Indicative Selling Price

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

Single Price: **\$369,000**

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 2017 to 30 June 2018

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 ANGLERS RD, CAPE PATERSON, VIC 3995

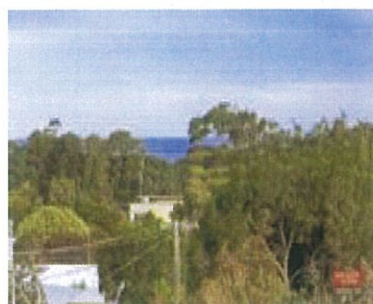
3 1 -

Sale Price

\$320,000

Sale Date: 20/01/2018

Distance from Property: 309m



4 ANGLERS RD, CAPE PATERSON, VIC 3995

3 2 2

Sale Price

\$385,002

Sale Date: 11/10/2017

Distance from Property: 284m



76 MARINE ST, CAPE PATERSON, VIC 3995

2 1 -

Sale Price

\$337,000

Sale Date: 27/11/2017

Distance from Property: 520m



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7 PARK PARADE RD, CAPE PATERSON, VIC

 2  2  1

Sale Price

\$368,000

Sale Date: 04/10/2017

Distance from Property: 238m



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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

53 SEAWARD DRIVE, CAPE PATERSON, VIC

Indicative selling price

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

Single Price: \$369,000

Median sale price

Median price

\$402,500

House

☒

Unit

☐

Suburb

CAPE PATERSON

Period

01 July 2017 to 30 June 2018

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 ANGLERS RD, CAPE PATERSON, VIC 3995	\$320,000	20/01/2018
4 ANGLERS RD, CAPE PATERSON, VIC 3995	\$385,002	11/10/2017
76 MARINE ST, CAPE PATERSON, VIC 3995	\$337,000	27/11/2017
7 PARK PARADE RD, CAPE PATERSON, VIC 3995	\$368,000	04/10/2017