

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

23 PARK PARADE ROAD CAPE PATERSON VIC 3995

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$690,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$785,000

Property type

House

Suburb

Cape Paterson

Period-from

01 Jun 2022

to

31 May 2023

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* 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

5 SWAN STREET CAPE PATERSON VIC 3995	\$685,000	23-Mar-23
34 SAIL STREET CAPE PATERSON VIC 3995	\$695,000	12-May-23
56 TAROOH STREET CAPE PATERSON VIC 3995	\$680,000	12-May-23

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 05 June 2023

**5 SWAN STREET CAPE PATERSON
VIC 3995**

3 1 1

Sold Price

\$685,000 Sold Date **23-Mar-23**Distance **0.1km****34 SAIL STREET CAPE PATERSON
VIC 3995**

3 1 1

Sold Price

^{RS} **\$695,000** Sold Date **12-May-23**Distance **0.33km****56 TAROOH STREET CAPE
PATERSON VIC 3995**

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Sold Price

^{RS} **\$680,000** Sold Date **12-May-23**Distance **0.63km****RS** = Recent sale**UN** = Undisclosed Sale

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