



## STATEMENT OF INFORMATION

46 SEA BREEZE 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



### 46 SEA BREEZE PARADE, CAPE

3 bedrooms, 1 bathroom, 1 car

#### Indicative Selling Price

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

Single Price: **\$378,000**

Provided by: Rahnee Skate, PBE Real Estate Cape Paterson

## MEDIAN SALE PRICE



### CAPE PATERSON, VIC, 3995

#### Suburb Median Sale Price (House)

**\$405,000**

01 April 2017 to 31 March 2018

Provided by: pricfinder

## 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.



### 7 MERMAIDS WALK, CAPE PATERSON, VIC

3 bedrooms, 2 bathrooms, 2 cars

#### Sale Price

**\$385,000**

Sale Date: 30/12/2017

Distance from Property: 281m



### 28 CORAL ST, CAPE PATERSON, VIC 3995

3 bedrooms, 1 bathroom, - cars

#### Sale Price

**\$357,500**

Sale Date: 21/11/2017

Distance from Property: 331m



### 18 SEA BREEZE PDE, CAPE PATERSON, VIC

2 bedrooms, 2 bathrooms, - cars

#### Sale Price

**\$383,000**

Sale Date: 14/09/2017

Distance from Property: 292m



This report has been compiled on 26/04/2018 by PBE Real Estate Wonthaggi. Property Data Solutions Pty Ltd 2018 - [www.pricfinder.com.au](http://www.pricfinder.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

#### Property offered for sale

Address  
Including suburb and  
postcode

46 SEA BREEZE PARADE, 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:

\$378,000

#### Median sale price

Median price

\$405,000

House

X

Unit

Suburb

CAPE PATERSON

Period

01 April 2017 to 31 March 2018

Source

  
pricefinder

#### 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
7 MERMAIDS WALK, CAPE PATERSON, VIC 3995	\$385,000	30/12/2017
28 CORAL ST, CAPE PATERSON, VIC 3995	\$357,500	21/11/2017
18 SEA BREEZE PDE, CAPE PATERSON, VIC 3995	\$383,000	14/09/2017