

STATEMENT OF INFORMATION

76 MARINE STREET, CAPE PATERSON, VIC 3995

PREPARED BY DAN HUTHER, ALEX SCOTT WONTHAGGI, PHONE: 0418334801



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



76 MARINE STREET, CAPE PATERSON,

3 - -

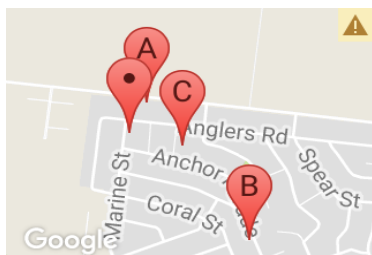
Indicative Selling Price

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

Single Price: **\$339,000**

Provided by: Dan Huther, Alex Scott Wonthaggi

MEDIAN SALE PRICE



CAPE PATERSON, VIC, 3995

Suburb Median Sale Price (House)

\$400,000

01 October 2016 to 30 September 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.



113 SEAWARD DR, CAPE PATERSON, VIC 3995

2 1 2

Sale Price

\$339,000

Sale Date: 20/02/2017

Distance from Property: 120m



21 ANCHOR PDE, CAPE PATERSON, VIC 3995

3 2 -

Sale Price

\$340,000

Sale Date: 14/08/2017

Distance from Property: 543m



4 SWAN ST, CAPE PATERSON, VIC 3995

3 2 1

Sale Price

\$410,000

Sale Date: 30/06/2017

Distance from Property: 177m



This report has been compiled on 14/11/2017 by Alex Scott Wonthaggi. Property Data Solutions Pty Ltd 2017 - 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

Property offered for sale

Address
Including suburb and
postcode

76 MARINE STREET, CAPE PATERSON, VIC 3995

Indicative selling price

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

Single Price:

\$339,000

Median sale price

Median price

\$400,000

House

X

Unit

Suburb

CAPE PATERSON

Period

01 October 2016 to 30 September 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
113 SEAWARD DR, CAPE PATERSON, VIC 3995	\$339,000	20/02/2017
21 ANCHOR PDE, CAPE PATERSON, VIC 3995	\$340,000	14/08/2017
4 SWAN ST, CAPE PATERSON, VIC 3995	\$410,000	30/06/2017