



STATEMENT OF INFORMATION

28 TAROOH STREET, CAPE PATERSON, VIC

PREPARED BY RAHNEE SKATE PBE REAL ESTATE CAPE PATERSON



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



28 TAROOH STREET, CAPE PATERSON,



Indicative Selling Price

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

Single Price: **330,000**

Provided by: Rahnee Skate, PBE Real Estate Cape Paterson

MEDIAN SALE PRICE



CAPE PATERSON, VIC, 3995

Suburb Median Sale Price (Vacant Land)

\$200,000

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.



53 CORAL ST, CAPE PATERSON, VIC 3995



Sale Price

\$255,000

Sale Date: 21/11/2017

Distance from Property: 913m



11 THE INLT, CAPE PATERSON, VIC 3995



Sale Price

\$330,000

Sale Date: 22/12/2017

Distance from Property: 959m



36 BLUE WATER CIR, CAPE PATERSON, VIC



Sale Price

\$316,000

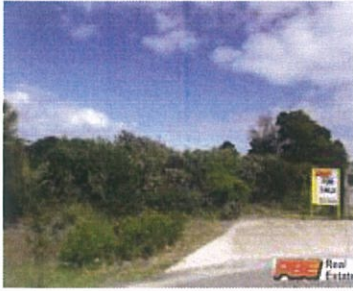
Sale Date: 02/01/2018

Distance from Property: 1.1km



This report has been compiled on 13/08/2018 by PBE Real Estate Wonthaggi. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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21 PINNACLE CL, CAPE PATERSON, VIC 3995



Sale Price

\$310,000

Sale Date: 10/04/2018

Distance from Property: 970m



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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

28 TAROOH STREET, CAPE PATERSON, VIC

Indicative selling price

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

Single Price: 330,000

Median sale price

Median price

\$200,000

House

Unit

Suburb

CAPE PATERSON

Period

01 July 2017 to 30 June 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
53 CORAL ST, CAPE PATERSON, VIC 3995	\$255,000	21/11/2017
11 THE INLT, CAPE PATERSON, VIC 3995	\$330,000	22/12/2017
36 BLUE WATER CIR, CAPE PATERSON, VIC 3995	\$316,000	02/01/2018

21 PINNACLE CL, CAPE PATERSON, VIC 3995	\$310,000	10/04/2018
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