

STATEMENT OF INFORMATION

122 SURF BEACH ROAD, CAPE PATERSON, VIC 3995

PREPARED BY RAHNEE SKATE , PBE REAL ESTATE CAPE PATERSON





STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



122 SURF BEACH ROAD, CAPE

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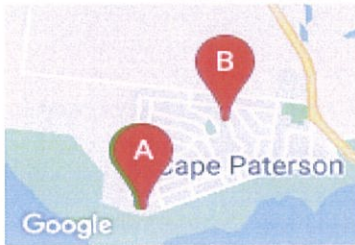
Indicative Selling Price

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

Single Price: **\$430,000**

Provided by: Rahnee Skate, PBE Real Estate Cape Paterson

MEDIAN SALE PRICE



CAPE PATERSON, VIC, 3995

Suburb Median Sale Price (House)

\$469,750

01 July 2018 to 30 June 2019

Provided by:

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.



118 SURF BEACH RD, CAPE PATERSON, VIC

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Sale Price

\$400,000

Sale Date: 10/04/2019

Distance from Property: 34m



35 SEA BREEZE PDE, CAPE PATERSON, VIC

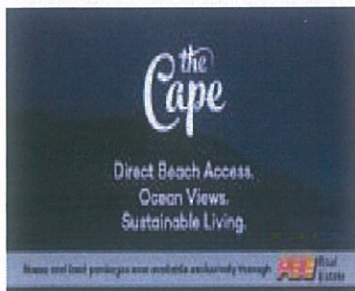
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Sale Price

\$311,000

Sale Date: 30/04/2019

Distance from Property: 877m



BANDICOOT CT, CAPE PATERSON, VIC 3995

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Sale Price

***\$280,000**

Sale Date: 17/05/2019

Distance from Property: 967m

This report has been compiled on 04/09/2019 by PBE Real Estate Wonthaggi. Property Data Solutions Pty Ltd 2019 - 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*

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

122 SURF BEACH ROAD, CAPE PATERSON, VIC 3995

Indicative selling price

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

Single Price: \$430,000

Median sale price

Median price \$469,750

House



Unit

Suburb CAPE PATERSON

Period 01 July 2018 to 30 June 2019

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
118 SURF BEACH RD, CAPE PATERSON, VIC 3995	\$400,000	10/04/2019
35 SEA BREEZE PDE, CAPE PATERSON, VIC 3995	\$311,000	30/04/2019
BANDICOOT CT, CAPE PATERSON, VIC 3995	*\$280,000	17/05/2019