



STATEMENT OF INFORMATION

1/562 CAPE PATERSON 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



1/562 CAPE PATERSON ROAD, CAPE

2 1 1

Indicative Selling Price

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

Provided by: Rahnee Skate, PBE Real Estate Wonthaggi

SUBURB MEDIAN



CAPE PATERSON, VIC, 3995

Suburb Median Sale Price (Unit)

\$410,000

01 April 2016 to 31 March 2017

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.



6 SEA BREEZE PDE, CAPE PATERSON, VIC 3995

3 1 1

Sale Price

***\$325,000**

Sale Date: 24/05/2017

Distance from Property: 464m



3/29 ULLATHORNES RD, INVERLOCH, VIC

2 1 1

Sale Price

***\$299,000**

Sale Date: 25/05/2017

Distance from Property: 8.5km



3/7 BAILLIEU ST, WONTHAGGI, VIC 3995

2 1 1

Sale Price

***\$238,000**

Sale Date: 03/05/2017

Distance from Property: 7.1km



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93 MCKENZIE ST, WONTHAGGI, VIC 3995

2 1 1

Sale Price
***\$248,000**

Sale Date: 30/03/2017

Distance from Property: 8.1km



3/1 KING ST, WONTHAGGI, VIC 3995

2 1 1

Sale Price
***\$195,000**

Sale Date: 30/03/2017

Distance from Property: 7.2km



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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

1/562 CAPE PATERSON ROAD, CAPE PATERSON, VIC 3995

Indicative selling price

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

Single Price / Range

268,000 -

Median sale price

Median price

\$410,000

House

Unit

X

Suburb

CAPE PATERSON

Period

01 April 2016 to 31 March 2017

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
6 SEA BREEZE PDE, CAPE PATERSON, VIC 3995	*\$325,000	24/05/2017
3/29 ULLATHORNES RD, INVERLOCH, VIC 3996	*\$299,000	25/05/2017
3/7 BAILLIEU ST, WONTHAGGI, VIC 3995	*\$238,000	03/05/2017
93 MCKENZIE ST, WONTHAGGI, VIC 3995	*\$248,000	30/03/2017

3/1 KING ST, WONTHAGGI, VIC 3995	*\$195,000	30/03/2017
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