



STATEMENT OF INFORMATION

75 ANCHOR PARADE, CAPE PATERSON, VIC 3995

PREPARED BY CAL NATION, ALEX SCOTT WONTHAGGI, PHONE: 0439 334 163

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



75 ANCHOR PARADE, CAPE PATERSON,

- - -

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting**Single Price: \$495,000**

Provided by: Cal Nation, Alex Scott Wonthaggi

MEDIAN SALE PRICE



CAPE PATERSON, VIC, 3995

Suburb Median Sale Price (House)

\$401,500

01 January 2017 to 31 December 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.



76 NARDOO ST, CAPE PATERSON, VIC 3995

- 4 2 -

Sale Price

\$512,500

Sale Date: 05/08/2017

Distance from Property: 555m



16 NARDOO ST, CAPE PATERSON, VIC 3995

- 3 2 2

Sale Price

\$455,000

Sale Date: 19/09/2017

Distance from Property: 672m



3 NARDOO ST, CAPE PATERSON, VIC 3995

- 3 2 2

Sale Price

\$541,000

Sale Date: 20/04/2017

Distance from Property: 767m



This report has been compiled on 30/01/2018 by Alex Scott Wonthaggi. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

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

75 ANCHOR PARADE, CAPE PATERSON, VIC 3995

Indicative selling price

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

Single Price:

\$495,000

Median sale price

Median price

\$401,500

House

Unit

Suburb

CAPE PATERSON

Period

01 January 2017 to 31 December 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
76 NARDOO ST, CAPE PATERSON, VIC 3995	\$512,500	05/08/2017
16 NARDOO ST, CAPE PATERSON, VIC 3995	\$455,000	19/09/2017
3 NARDOO ST, CAPE PATERSON, VIC 3995	\$541,000	20/04/2017