



STATEMENT OF INFORMATION

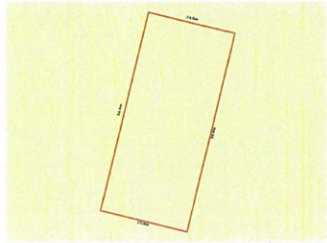
57 ANCHOR PARADE, CAPE PATERSON, VIC 3995

PREPARED BY RAHNEE SKATE, PBE REAL ESTATE CAPE PATERSON



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



57 ANCHOR PARADE, CAPE PATERSON,



Indicative Selling Price

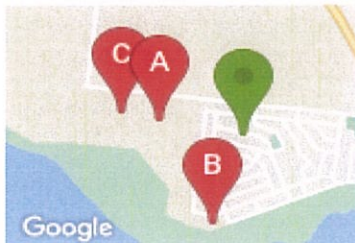
For the meaning of this price see consumer.vic.au/underquoting

Price Range:

\$550,000 to \$575,000

Provided by: Rahnee Skate, PBE Real Estate Cape Paterson

MEDIAN SALE PRICE



CAPE PATERSON, VIC, 3995

Suburb Median Sale Price (House)

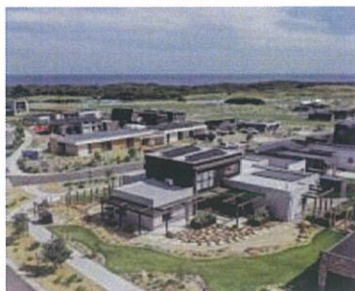
\$695,000

01 October 2020 to 30 September 2021

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.



10 TRUMPETER ST, CAPE PATERSON, VIC 3995



Sale Price

\$495,000

Sale Date: 09/07/2021

Distance from Property: 582m



114 SURF BEACH RD, CAPE PATERSON, VIC

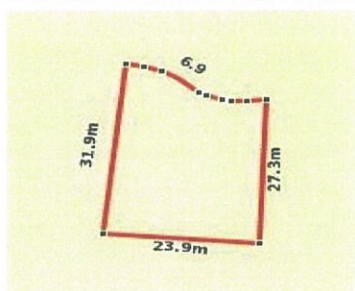


Sale Price

\$815,000

Sale Date: 13/08/2021

Distance from Property: 686m



8 SPINIFEX CRT, CAPE PATERSON, VIC 3995



Sale Price

\$525,500

Sale Date: 10/09/2021

Distance from Property: 843m



This report has been compiled on 08/12/2021 by PBE Real Estate Wonthaggi. Property Data Solutions Pty Ltd 2021 - 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

57 ANCHOR PARADE, CAPE PATERSON, VIC 3995

Indicative selling price

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

Price Range: \$550,000 to \$575,000

Median sale price

Median price

\$695,000

Property type

House

Suburb

CAPE PATERSON

Period

01 October 2020 to 30 September 2021

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
10 TRUMPETER ST, CAPE PATERSON, VIC 3995	\$495,000	09/07/2021
114 SURF BEACH RD, CAPE PATERSON, VIC 3995	\$815,000	13/08/2021
8 SPINIFEX CRT, CAPE PATERSON, VIC 3995	\$525,500	10/09/2021

This Statement of Information was prepared on: 08/12/2021