



STATEMENT OF INFORMATION

2/28 SURF BEACH ROAD, CAPE PATERSON, VIC 3995

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STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



2/28 SURF BEACH ROAD, CAPE

4 1 2

Indicative Selling Price

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

Single Price: \$360,000

Provided by: Dan Huther, Alex Scott Wonthaggi

MEDIAN SALE PRICE



CAPE PATERSON, VIC, 3995

Suburb Median Sale Price (House)

\$392,500

01 October 2016 to 30 September 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.



577 CAPE PATERSON RD, CAPE PATERSON,

4 2 2

Sale Price

\$385,000

Sale Date: 03/07/2017

Distance from Property: 361m



16 CORAL ST, CAPE PATERSON, VIC 3995

4 1 2

Sale Price

\$375,000

Sale Date: 04/04/2017

Distance from Property: 405m



5 TAROOH ST, CAPE PATERSON, VIC 3995

4 2 2

Sale Price

\$340,000

Sale Date: 04/10/2016

Distance from Property: 118m



This report has been compiled on 30/12/2017 by Alex Scott Wonthaggi. Property Data Solutions Pty Ltd 2017 - 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

Property offered for sale

Address
Including suburb and
postcode

2/28 SURF BEACH ROAD, CAPE PATERSON, VIC 3995

Indicative selling price

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

Single Price:

\$360,000

Median sale price

Median price

\$392,500

House

X

Unit

Suburb

CAPE PATERSON

Period

01 October 2016 to 30 September 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
577 CAPE PATERSON RD, CAPE PATERSON, VIC 3995	\$385,000	03/07/2017
16 CORAL ST, CAPE PATERSON, VIC 3995	\$375,000	04/04/2017
5 TAROOH ST, CAPE PATERSON, VIC 3995	\$340,000	04/10/2016