



## STATEMENT OF INFORMATION

11 THE INLET, CAPE PATERSON, VIC 3995

PREPARED BY RAHNEE SKATE PBE REAL ESTATE CAPE PATERSON



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**11 THE INLET, CAPE PATERSON, VIC 3995** - - -

### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Single Price: **\$330,000**

Provided by: Rahnee Skate, PBE Real Estate Cape Paterson

## MEDIAN SALE PRICE



**CAPE PATERSON, VIC, 3995**

Suburb Median Sale Price (House)

**\$385,000**

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.



**9 MARINE ST, CAPE PATERSON, VIC 3995**

4 2 2

Sale Price

**\$540,000**

Sale Date: 20/01/2017

Distance from Property: 79m



**31 NEPTUNE ST, CAPE PATERSON, VIC 3995**

- - -

Sale Price

**\$250,000**

Sale Date: 04/02/2017

Distance from Property: 211m



**6 PINNACLE CL, CAPE PATERSON, VIC 3995**

- - -

Sale Price

**\$265,000**

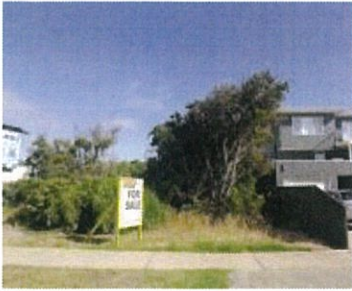
Sale Date: 10/02/2017

Distance from Property: 206m



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114 SURF BEACH RD, CAPE PATERSON, VIC



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2

Sale Price

**\$345,000**

Sale Date: 15/02/2017

Distance from Property: 181m



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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 11 THE INLET, CAPE PATERSON, VIC 3995


### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price: \$330,000

### Median sale price

Median price \$385,000 House ☒ 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
9 MARINE ST, CAPE PATERSON, VIC 3995	\$540,000	20/01/2017
31 NEPTUNE ST, CAPE PATERSON, VIC 3995	\$250,000	04/02/2017
6 PINNACLE CL, CAPE PATERSON, VIC 3995	\$265,000	10/02/2017
114 SURF BEACH RD, CAPE PATERSON, VIC 3995	\$345,000	15/02/2017