



STATEMENT OF INFORMATION

9 CORAL STREET, CAPE PATERSON, VIC

PREPARED BY RAHNEE SKATE . PBE REAL ESTATE CAPE PATERSON



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



9 CORAL STREET, CAPE PATERSON, VIC  **4**  **1**  **-**

Indicative Selling Price

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

Single Price: **\$425,000**

Provided by: Rahnee Skate, PBE Real Estate Cape Paterson

MEDIAN SALE PRICE



CAPE PATERSON, VIC, 3995

Suburb Median Sale Price (House)

\$411,500

01 July 2017 to 30 June 2018

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.



7 NARDOO ST, CAPE PATERSON, VIC 3995  **4**  **2**  **2**

Sale Price

\$462,500

Sale Date: 05/02/2018

Distance from Property: 401m



48 ANCHOR PDE, CAPE PATERSON, VIC 3995  **3**  **1**  **1**

Sale Price

\$395,000

Sale Date: 09/03/2018

Distance from Property: 270m



28 CORAL ST, CAPE PATERSON, VIC 3995  **3**  **1**  **-**

Sale Price

\$357,500

Sale Date: 21/11/2017

Distance from Property: 35m



This report has been compiled on 31/07/2018 by PBE Real Estate Wonthaggi. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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2 NEPTUNE ST, CAPE PATERSON, VIC 3995

 3  1  1

Sale Price

\$420,000

Sale Date: 06/11/2017

Distance from Property: 74m



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 9 CORAL STREET, CAPE PATERSON, VIC

Indicative selling price

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

Single Price: \$425,000

Median sale price

Median price \$411,500

House

X

Unit

Suburb CAPE PATERSON

Period 01 July 2017 to 30 June 2018

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
7 NARDOO ST, CAPE PATERSON, VIC 3995	\$462,500	05/02/2018
48 ANCHOR PDE, CAPE PATERSON, VIC 3995	\$395,000	09/03/2018
28 CORAL ST, CAPE PATERSON, VIC 3995	\$357,500	21/11/2017
2 NEPTUNE ST, CAPE PATERSON, VIC 3995	\$420,000	06/11/2017