

STATEMENT OF INFORMATION

4 ANGLERS ROAD, CAPE PATERSON, VIC 3995

PREPARED BY ALEX SCOTT & STAFF INVERLOCH

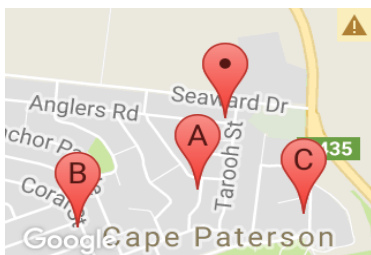


STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

**4 ANGLERS ROAD, CAPE PATERSON, VIC**  3  2  2**Indicative Selling Price**For the meaning of this price see consumer.vic.au/underquoting**Price Range:** **\$380,000 to \$395,000**

MEDIAN SALE PRICE

**CAPE PATERSON, VIC, 3995****Suburb Median Sale Price (House)****\$400,000**

01 July 2016 to 30 June 2017

Provided by: 

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.

**15 MOONAH ST, CAPE PATERSON, VIC 3995** 3  2  2**Sale Price****\$405,000**

Sale Date: 20/09/2016

Distance from Property: 271m

**1 SPRAY ST, CAPE PATERSON, VIC 3995** 5  2  2**Sale Price****\$380,250**

Sale Date: 12/01/2017

Distance from Property: 615m

**580 CAPE PATERSON RD, CAPE PATERSON,** 3  2  2**Sale Price****\$416,000**

Sale Date: 04/04/2017

Distance from Property: 421m



This report has been compiled on 31/07/2017 by Alex Scott & Staff Inverloch. 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

4 ANGLERS ROAD, CAPE PATERSON, VIC 3995

Indicative selling price

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

Price Range:

\$380,000 to \$395,000

Median sale price

Median price

\$400,000

House

X

Unit


Suburb

CAPE PATERSON

Period

01 July 2016 to 30 June 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
15 MOONAH ST, CAPE PATERSON, VIC 3995	\$405,000	20/09/2016
1 SPRAY ST, CAPE PATERSON, VIC 3995	\$380,250	12/01/2017
580 CAPE PATERSON RD, CAPE PATERSON, VIC 3995	\$416,000	04/04/2017