



STATEMENT OF INFORMATION

2 NEPTUNE STREET, CAPE PATERSON, VIC 3995

PREPARED BY RAHNEE SKATE, PBE REAL ESTATE CAPE PATERSON



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



2 NEPTUNE STREET, CAPE PATERSON,

3 - -

Indicative Selling Price

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

Single Price: **\$435,000**

Provided by: Rahnee Skate, PBE Real Estate Cape Paterson

MEDIAN SALE PRICE



CAPE PATERSON, VIC, 3995

Suburb Median Sale Price (House)

\$400,000

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.



13 TAROOH ST, CAPE PATERSON, VIC 3995

3 2 2

Sale Price

\$430,000

Sale Date: 02/06/2017

Distance from Property: 554m



2 MOONAH ST, CAPE PATERSON, VIC 3995

3 1 1

Sale Price

\$380,500

Sale Date: 04/04/2017

Distance from Property: 476m



48 MARINE ST, CAPE PATERSON, VIC 3995

3 1 2

Sale Price

\$380,000

Sale Date: 05/03/2017

Distance from Property: 260m



This report has been compiled on 23/10/2017 by PBE Real Estate Wonthaggi. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.



16 CORAL ST, CAPE PATERSON, VIC 3995



4



1



2

Sale Price

\$375,000

Sale Date: 04/04/2017

Distance from Property: 149m



This report has been compiled on 23/10/2017 by PBE Real Estate Wonthaggi. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

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 NEPTUNE STREET, CAPE PATERSON, VIC 3995

Indicative selling price

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

Single Price: \$435,000

Median sale price

Median price \$400,000 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
13 TAROOH ST, CAPE PATERSON, VIC 3995	\$430,000	02/06/2017
2 MOONAH ST, CAPE PATERSON, VIC 3995	\$380,500	04/04/2017
48 MARINE ST, CAPE PATERSON, VIC 3995	\$380,000	05/03/2017
16 CORAL ST, CAPE PATERSON, VIC 3995	\$375,000	04/04/2017