



STATEMENT OF INFORMATION

46 SPRAY STREET, CAPE PATERSON, VIC 3995

PREPARED BY RAHNEL SKATE PBE REAL ESTATE CAPE PATERSON



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



46 SPRAY STREET, CAPE PATERSON, VIC 3 2 4

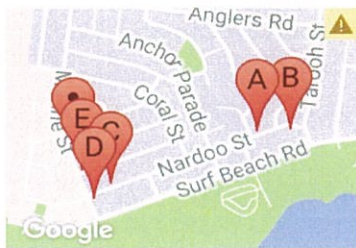
Indicative Selling Price

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

Single Price: **\$525,000**

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.



16 NARDOO ST, CAPE PATERSON, VIC 3995 3 2 2

Sale Price

\$455,000

Sale Date: 19/09/2017

Distance from Property: 620m



3 NARDOO ST, CAPE PATERSON, VIC 3995 3 2 2

Sale Price

\$541,000

Sale Date: 20/04/2017

Distance from Property: 733m



76 NARDOO ST, CAPE PATERSON, VIC 3995 4 2 -

Sale Price

\$512,500

Sale Date: 05/08/2017

Distance from Property: 179m



This report has been compiled on 21/12/2017 by PBE Real Estate Wonthaggi. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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6 MARINE ST, CAPE PATERSON, VIC 3995

4 3 1

Sale Price

\$520,000

Sale Date: 21/02/2017

Distance from Property: 195m



42 FOAM ST, CAPE PATERSON, VIC 3995

4 2 3

Sale Price

\$511,500

Sale Date: 21/01/2017

Distance from Property: 82m



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

46 SPRAY STREET, CAPE PATERSON, VIC 3995

Indicative selling price

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

Single Price:

\$525,000

Median sale price

Median price

\$385,000

House

X

Unit

Suburb

CAPE PATERSON

Period

01 October 2016 to 30 September
2017

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
16 NARDOO ST, CAPE PATERSON, VIC 3995	\$455,000	19/09/2017
3 NARDOO ST, CAPE PATERSON, VIC 3995	\$541,000	20/04/2017
76 NARDOO ST, CAPE PATERSON, VIC 3995	\$512,500	05/08/2017
6 MARINE ST, CAPE PATERSON, VIC 3995	\$520,000	21/02/2017

42 FOAM ST, CAPE PATERSON, VIC 3995	\$511,500	21/01/2017
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