

STATEMENT OF INFORMATION

48 ANCHOR PARADE, CAPE PATERSON, VIC 3995

PREPARED BY DAN HUTHER, ALEX SCOTT WONTHAGGI, PHONE: 0418334801



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



48 ANCHOR PARADE, CAPE PATERSON,  **3**  **1**  **1**

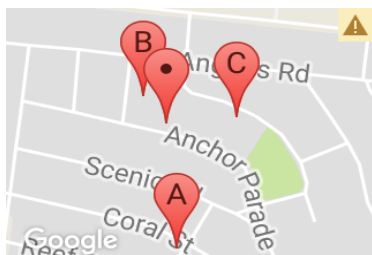
Indicative Selling Price

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

Single Price: **\$385,000**

Provided by: Dan Huther, Alex Scott Wonthaggi

MEDIAN SALE PRICE



CAPE PATERSON, VIC, 3995

Suburb Median Sale Price (House)

\$401,500

01 January 2017 to 31 December 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.



2 NEPTUNE ST, CAPE PATERSON, VIC 3995  **3**  **1**  **1**

Sale Price

***\$420,000**

Sale Date: 09/11/2017

Distance from Property: 221m



4 SWAN ST, CAPE PATERSON, VIC 3995  **3**  **2**  **1**

Sale Price

\$410,000

Sale Date: 30/06/2017

Distance from Property: 61m



7 PARK PARADE RD, CAPE PATERSON, VIC  **2**  **2**  **1**

Sale Price

\$368,000

Sale Date: 04/10/2017

Distance from Property: 113m



This report has been compiled on 06/02/2018 by Alex Scott Wonthaggi. Property Data Solutions Pty Ltd 2018 - 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

48 ANCHOR PARADE, CAPE PATERSON, VIC 3995

Indicative selling price

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

Single Price:

\$385,000

Median sale price

Median price

\$401,500

House

X

Unit

Suburb

CAPE PATERSON

Period

01 January 2017 to 31 December 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
2 NEPTUNE ST, CAPE PATERSON, VIC 3995	*\$420,000	09/11/2017
4 SWAN ST, CAPE PATERSON, VIC 3995	\$410,000	30/06/2017
7 PARK PARADE RD, CAPE PATERSON, VIC 3995	\$368,000	04/10/2017