



STATEMENT OF INFORMATION

112 ANGLERS ROAD, CAPE PATERSON, VIC 3995

PREPARED BY RAHNEE SKATE PBE REAL ESTATE CAPE PATERSON



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



112 ANGLERS ROAD, CAPE PATERSON,

3 1 1

Indicative Selling Price

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

Single Price: **\$398,000**

Provided by: Rahnee Skate, PBE Real Estate Cape Paterson

MEDIAN SALE PRICE



CAPE PATERSON, VIC, 3995

Suburb Median Sale Price (House)

\$404,000

01 April 2017 to 31 March 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 MERMAIDS WALK, CAPE PATERSON, VIC

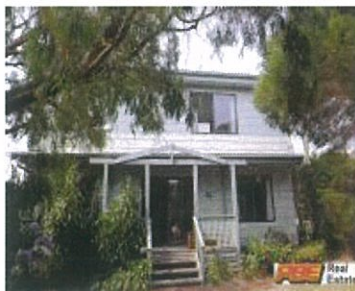
3 2 2

Sale Price

\$385,000

Sale Date: 30/12/2017

Distance from Property: 782m



28 CORAL ST, CAPE PATERSON, VIC 3995

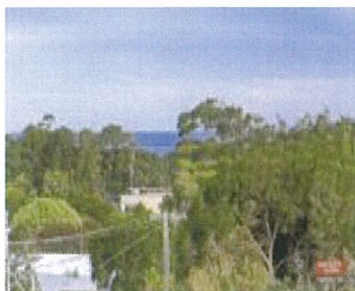
3 1 -

Sale Price

\$357,500

Sale Date: 21/11/2017

Distance from Property: 521m



4 ANGLERS RD, CAPE PATERSON, VIC 3995

3 2 2

Sale Price

\$385,002

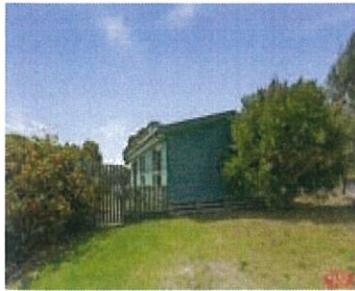
Sale Date: 11/10/2017

Distance from Property: 838m



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76 MARINE ST, CAPE PATERSON, VIC 3995

2 1 -

Sale Price

\$337,000

Sale Date: 27/11/2017

Distance from Property: 80m



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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 112 ANGLERS ROAD, CAPE PATERSON, VIC 3995

Indicative selling price

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

Single Price: \$398,000

Median sale price

Median price \$404,000 House ☒ Unit ☐ Suburb CAPE PATERSON
Period 01 April 2017 to 31 March 2018 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
7 MERMAIDS WALK, CAPE PATERSON, VIC 3995	\$385,000	30/12/2017
28 CORAL ST, CAPE PATERSON, VIC 3995	\$357,500	21/11/2017
4 ANGLERS RD, CAPE PATERSON, VIC 3995	\$385,002	11/10/2017
76 MARINE ST, CAPE PATERSON, VIC 3995	\$337,000	27/11/2017