



STATEMENT OF INFORMATION

10 NARDOO 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



10 NARDOO STREET, CAPE PATERSON,

3 1 -

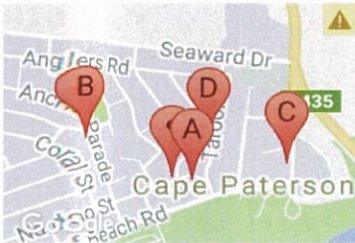
Indicative Selling Price

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

Price Range: \$390,000 to \$410,000

Provided by: Rahnee Skate, PBE Real Estate Wonthaggi

MEDIAN SALE PRICE



CAPE PATERSON, VIC, 3995

Suburb Median Sale Price (House)

\$380,375

01 July 2016 to 30 June 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.



3 NARDOO ST, CAPE PATERSON, VIC 3995

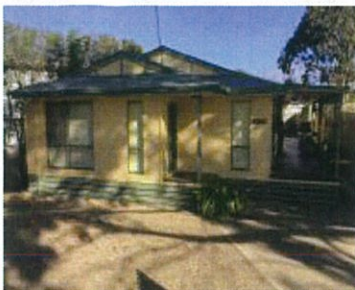
3 2 2

Sale Price

***\$541,000**

Sale Date: 12/05/2017

Distance from Property: 68m



3 SCENIC RD, CAPE PATERSON, VIC 3995

4 2 2

Sale Price

***\$400,000**

Sale Date: 10/05/2017

Distance from Property: 352m



580 CAPE PATERSON RD, CAPE PATERSON,

4 2 2

Sale Price

***\$416,000**

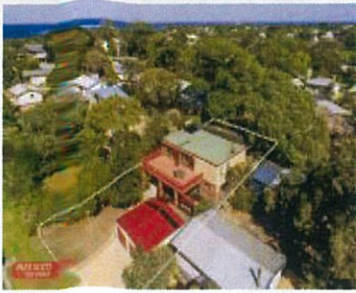
Sale Date: 26/04/2017

Distance from Property: 390m



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13 TAROOH ST, CAPE PATERSON, VIC 3995

 5  2  2

Sale Price

***\$430,000**

Sale Date: 16/06/2017

Distance from Property: 188m



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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 10 NARDOO STREET, CAPE PATERSON, VIC 3995

Indicative selling price

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

Price Range: \$390,000 to \$410,000

Median sale price

Median price \$380,375 House ☒ 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
3 NARDOO ST, CAPE PATERSON, VIC 3995	*\$541,000	12/05/2017
3 SCENIC RD, CAPE PATERSON, VIC 3995	*\$400,000	10/05/2017
580 CAPE PATERSON RD, CAPE PATERSON, VIC 3995	*\$416,000	26/04/2017
13 TAROOH ST, CAPE PATERSON, VIC 3995	*\$430,000	16/06/2017