



# STATEMENT OF INFORMATION

18 PINNACLE CLOSE, CAPE PATERSON, VIC 3995

PREPARED BY RAHNEE SKATE - PBE REAL ESTATE CAPE PATERSON



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**18 PINNACLE CLOSE, CAPE PATERSON,**

3 2 1

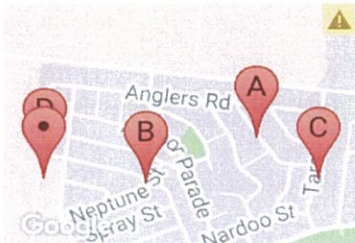
### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Single Price: **\$510,000**

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 SPEAR ST, CAPE PATERSON, VIC 3995**

3 1 2

Sale Price

**\$498,000**

Sale Date: 15/02/2018

Distance from Property: 729m



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

3 1 1

Sale Price

**\$420,000**

Sale Date: 06/11/2017

Distance from Property: 342m



**20 TARROOH ST, CAPE PATERSON, VIC 3995**

3 2 2

Sale Price

**\$505,000**

Sale Date: 10/10/2017

Distance from Property: 924m



This report has been compiled on 24/04/2018 by PBE Real Estate Wonthaggi. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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55 CORAL ST, CAPE PATERSON, VIC 3995

4 2 1

Sale Price

**\$413,700**

Sale Date: 18/05/2017

Distance from Property: 67m



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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 18 PINNACLE CLOSE, CAPE PATERSON, VIC 3995

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price: \$510,000

### 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 SPEAR ST, CAPE PATERSON, VIC 3995	\$498,000	15/02/2018
2 NEPTUNE ST, CAPE PATERSON, VIC 3995	\$420,000	06/11/2017
20 TAROOH ST, CAPE PATERSON, VIC 3995	\$505,000	10/10/2017
55 CORAL ST, CAPE PATERSON, VIC 3995	\$413,700	18/05/2017