



## STATEMENT OF INFORMATION

7 NARDOO STREET, CAPE PATERSON, VIC 3995

PREPARED BY RAINEE SKATE, PBE REAL ESTATE CAPE PATERSON



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**7 NARDOO STREET, CAPE PATERSON,**

4 2 2

Indicative Selling Price

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

Single Price: **462,500**

Provided by: Rahnee Skate, PBE Real Estate Cape Paterson

## MEDIAN SALE PRICE



**CAPE PATERSON, VIC, 3995**

Suburb Median Sale Price (House)

**\$400,000**

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.



**577 CAPE PATERSON RD, CAPE PATERSON,**

4 2 2

Sale Price

**\$385,000**

Sale Date: 03/07/2017

Distance from Property: 421m



**6 MARINE ST, CAPE PATERSON, VIC 3995**

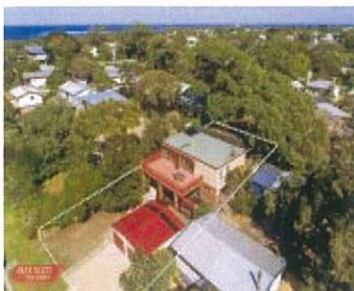
4 3 1

Sale Price

**\$520,000**

Sale Date: 21/02/2017

Distance from Property: 665m



**13 TAROOH ST, CAPE PATERSON, VIC 3995**

3 2 2

Sale Price

**\$430,000**

Sale Date: 02/06/2017

Distance from Property: 192m



This report has been compiled on 16/10/2017 by PBE Real Estate Wonthaggi. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.



3 NARDOO ST, CAPE PATERSON, VIC 3995



3



2



2

Sale Price

**\$541,000**

Sale Date: 20/04/2017

Distance from Property: 43m



2 MOONAH ST, CAPE PATERSON, VIC 3995



3



1



1

Sale Price

**\$380,500**

Sale Date: 04/04/2017

Distance from Property: 81m



This report has been compiled on 16/10/2017 by PBE Real Estate Wonthaggi. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.



## 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	7 NARDOO STREET, 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:	462,500
---------------	---------

### Median sale price

Median price	\$400,000	House	<input checked="" type="checkbox"/>	Unit	<input type="checkbox"/>	Suburb	CAPE PATERSON
Period	01 October 2016 to 30 September 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
577 CAPE PATERSON RD, CAPE PATERSON, VIC 3995	\$385,000	03/07/2017
6 MARINE ST, CAPE PATERSON, VIC 3995	\$520,000	21/02/2017
13 TAROOH ST, CAPE PATERSON, VIC 3995	\$430,000	02/06/2017
3 NARDOO ST, CAPE PATERSON, VIC 3995	\$541,000	20/04/2017

2 MOONAH ST, CAPE PATERSON, VIC 3995	\$380,500	04/04/2017
--------------------------------------	-----------	------------