



# STATEMENT OF INFORMATION

66 CORAL 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



**66 CORAL STREET, CAPE PATERSON, VIC** 4 2 2

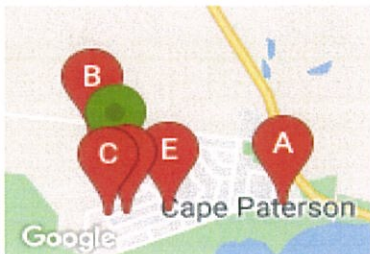
### Indicative Selling Price

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

Single Price: **\$550,000**

Provided by: Rahnee Skate , PBE Real Estate Cape Paterson

## MEDIAN SALE PRICE



**CAPE PATERSON, VIC, 3995**

Suburb Median Sale Price (House)

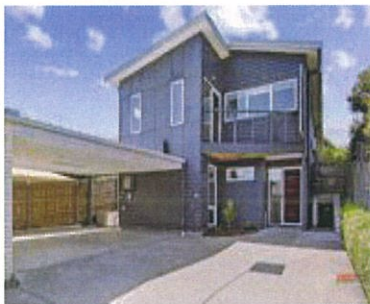
**\$462,500**

01 January 2018 to 31 December 2018

Provided by: priceminder

## 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.



**2/587 CAPE PATERSON RD, CAPE PATERSON,** 4 2 2

Sale Price

**\$555,000**

Sale Date: 01/11/2018

Distance from Property: 1.1km



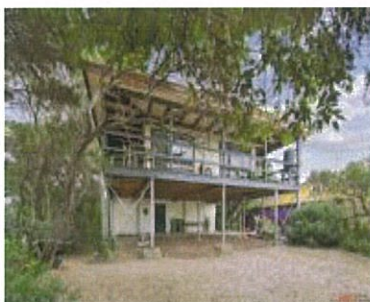
**65 SAIL ST, CAPE PATERSON, VIC 3995** 4 2 2

Sale Price

**\$480,000**

Sale Date: 19/07/2018

Distance from Property: 295m



**46 SPRAY ST, CAPE PATERSON, VIC 3995** 4 2 4

Sale Price

**\$495,000**

Sale Date: 16/02/2018

Distance from Property: 289m



This report has been compiled on 19/01/2019 by PBE Real Estate Wonthaggi. Property Data Solutions Pty Ltd 2019 - [www.priceminder.com.au](http://www.priceminder.com.au)

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29 SPRAY ST, CAPE PATERSON, VIC 3995

5 3 2

Sale Price

**\*\$620,000**

Sale Date: 27/12/2018

Distance from Property: 285m



4 CORAL ST, CAPE PATERSON, VIC 3995

5 2 2

Sale Price

**\$568,500**

Sale Date: 16/06/2018

Distance from Property: 433m



# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting). The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](http://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale


Address Including suburb and postcode: 66 CORAL 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: \$550,000

### Median sale price

Median price: \$462,500 House  Unit  Suburb: CAPE PATERSON  
Period: 01 January 2018 to 31 December 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
2/587 CAPE PATERSON RD, CAPE PATERSON, VIC 3995	\$555,000	01/11/2018
65 SAIL ST, CAPE PATERSON, VIC 3995	\$480,000	19/07/2018
46 SPRAY ST, CAPE PATERSON, VIC 3995	\$495,000	16/02/2018

29 SPRAY ST, CAPE PATERSON, VIC 3995	*\$620,000	27/12/2018
4 CORAL ST, CAPE PATERSON, VIC 3995	\$568,500	16/06/2018