



STATEMENT OF INFORMATION

24 ANCHOR PARADE, CAPE PATERSON, VIC 3995

PREPARED BY RAHNEE SKATE PBE REAL ESTATE CAPE PATERSON



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



24 ANCHOR PARADE, CAPE PATERSON, 3 1 2

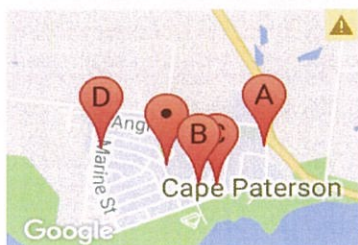
Indicative Selling Price

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

Single Price: **\$495,000**

Provided by: Rahnee Skate, PBE Real Estate Cape Paterson

MEDIAN SALE PRICE



CAPE PATERSON, VIC, 3995

Suburb Median Sale Price (House)

\$404,000

01 January 2017 to 31 December 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.



560 CAPE PATERSON RD, CAPE PATERSON, 3 2 2

Sale Price

\$405,000

Sale Date: 13/10/2017

Distance from Property: 672m



16 NARDOO ST, CAPE PATERSON, VIC 3995 3 2 2

Sale Price

\$455,000

Sale Date: 19/09/2017

Distance from Property: 271m



3 NARDOO ST, CAPE PATERSON, VIC 3995 3 2 2

Sale Price

\$541,000

Sale Date: 20/04/2017

Distance from Property: 366m



This report has been compiled on 05/03/2018 by PBE Real Estate Wonthaggi. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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57 MARINE ST, CAPE PATERSON, VIC 3995

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Sale Price

\$425,000

Sale Date: 06/12/2017

Distance from Property: 454m



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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 24 ANCHOR PARADE, CAPE PATERSON, VIC 3995

Indicative selling price

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

Single Price: \$495,000

Median sale price

Median price \$404,000 House ☒ Unit ☐ Suburb CAPE PATERSON
Period 01 January 2017 to 31 December 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
560 CAPE PATERSON RD, CAPE PATERSON, VIC 3995	\$405,000	13/10/2017
16 NARDOO ST, CAPE PATERSON, VIC 3995	\$455,000	19/09/2017
3 NARDOO ST, CAPE PATERSON, VIC 3995	\$541,000	20/04/2017
57 MARINE ST, CAPE PATERSON, VIC 3995	\$425,000	06/12/2017