



STATEMENT OF INFORMATION

7 THE INLET, CAPE PATERSON, VIC 3995

PREPARED BY RAHNEE SKATE, PBE REAL ESTATE CAPE PATERSON



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



7 THE INLET, CAPE PATERSON, VIC 3995  5  2  1

Indicative Selling Price

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

Single Price: **\$595,000**

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.



76 NARDOO ST, CAPE PATERSON, VIC 3995  4  2  -

Sale Price

\$512,500

Sale Date: 05/08/2017

Distance from Property: 210m



4 HEATH ST, CAPE PATERSON, VIC 3995  4  2  4

Sale Price

\$560,000

Sale Date: 16/05/2017

Distance from Property: 1.1km



6 MARINE ST, CAPE PATERSON, VIC 3995  4  3  1

Sale Price

\$520,000

Sale Date: 21/02/2017

Distance from Property: 186m



This report has been compiled on 18/11/2017 by PBE Real Estate Wonthaggi. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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9 MARINE ST, CAPE PATERSON, VIC 3995

4 2 2

Sale Price

\$540,000

Sale Date: 20/01/2017

Distance from Property: 109m



14 THE INLT, CAPE PATERSON, VIC 3995

4 2 2

Sale Price

\$578,000

Sale Date: 22/12/2016

Distance from Property: 69m



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 THE INLET, CAPE PATERSON, VIC 3995

Indicative selling price

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

Single Price: \$595,000

Median sale price

Median price \$400,000 House ☒ Unit ☐ 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
76 NARDOO ST, CAPE PATERSON, VIC 3995	\$512,500	05/08/2017
4 HEATH ST, CAPE PATERSON, VIC 3995	\$560,000	16/05/2017
6 MARINE ST, CAPE PATERSON, VIC 3995	\$520,000	21/02/2017
9 MARINE ST, CAPE PATERSON, VIC 3995	\$540,000	20/01/2017

14 THE INLT, CAPE PATERSON, VIC 3995	\$578,000	22/12/2016
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