



## STATEMENT OF INFORMATION



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Section 47AF of the Estate Agents Act 1980



59 NARDOO STREET, CAPE PATERSON, 2 1

Indicative Selling Price

For the meaning of this price see consumer vica/underquoting

Single Price: **\$475,000**

Provided by: Rahnee Skate, PBE Real Estate Cape P

## MEDIAN SALE PRICE



CAPE PATERSON, VIC, 3995

Suburb Median Sale Price (House)

**\$402,500**

01 July 2017 to 30 June 2018

Provided by: pric

## 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's representative considers to be most comparable to the property for sale.



58 NARDOO ST, CAPE PATERSON, VIC 3995 2 1

Sale Price

**\$400,000**

Sale Date: 11/01/2018

Distance from Property: 153m



7 MOONAH ST, CAPE PATERSON, VIC 3995 3 1

Sale Price

**\$454,000**

Sale Date: 29/01/2014

Distance from Property: 650m



10 NARDOO ST, CAPE PATERSON, VIC 3995 3 1

Sale Price

**\$410,000**

Sale Date: 26/09/2017

Distance from Property: 531m

This report has been compiled on 07/07/2018 by PBE Real Estate Wonthaggi, Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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46 SPRAY ST, CAPE PATERSON, VIC 3995

4 2 6

Sale Price

**\$495,000**

Sale Date: 16/02/2015

Distance from Property: 203m



7 NARDOO ST, CAPE PATERSON, VIC 3995

4 2 6

Sale Price

**\$462,500**

Sale Date: 05/02/2015

Distance from Property: 606m

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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

59 NARDOO STREET, CAPE PATERSON, VIC

### Indicative selling price

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

Single Price: \$475,000

### Median sale price

Median price \$402,500

House

Unit

Suburb

CAPE PATERSON

Period 01 July 2017 to 30 June 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
58 NARDOO ST, CAPE PATERSON, VIC 3995	\$400,000	11/01/2018
7 MOONAH ST, CAPE PATERSON, VIC 3995	\$454,000	29/01/2018
10 NARDOO ST, CAPE PATERSON, VIC 3995	\$410,000	26/09/2017
46 SPRAY ST, CAPE PATERSON, VIC 3995	\$495,000	16/02/2018

7 NARDOO ST, CAPE PATERSON, VIC 3995	\$462,500	05/02/2018
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