



STATEMENT OF INFORMATION

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STATEMENT OF INFORMATION

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 vic/au/under quoting

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: 29/01/2018

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.pricerfinder.com.au

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46 SPRAY ST, CAPE PATERSON, VIC 3995

4 2 6

Sale Price

\$495,000

Sale Date: 16/03/2015

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

Single Price: \$475,000

Median sale price

Median price \$402,500

House

X

Unit

Suburb

CAPE PATERSON

Period 01 July 2017 to 30 June 2018

Source

 pricefinder

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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