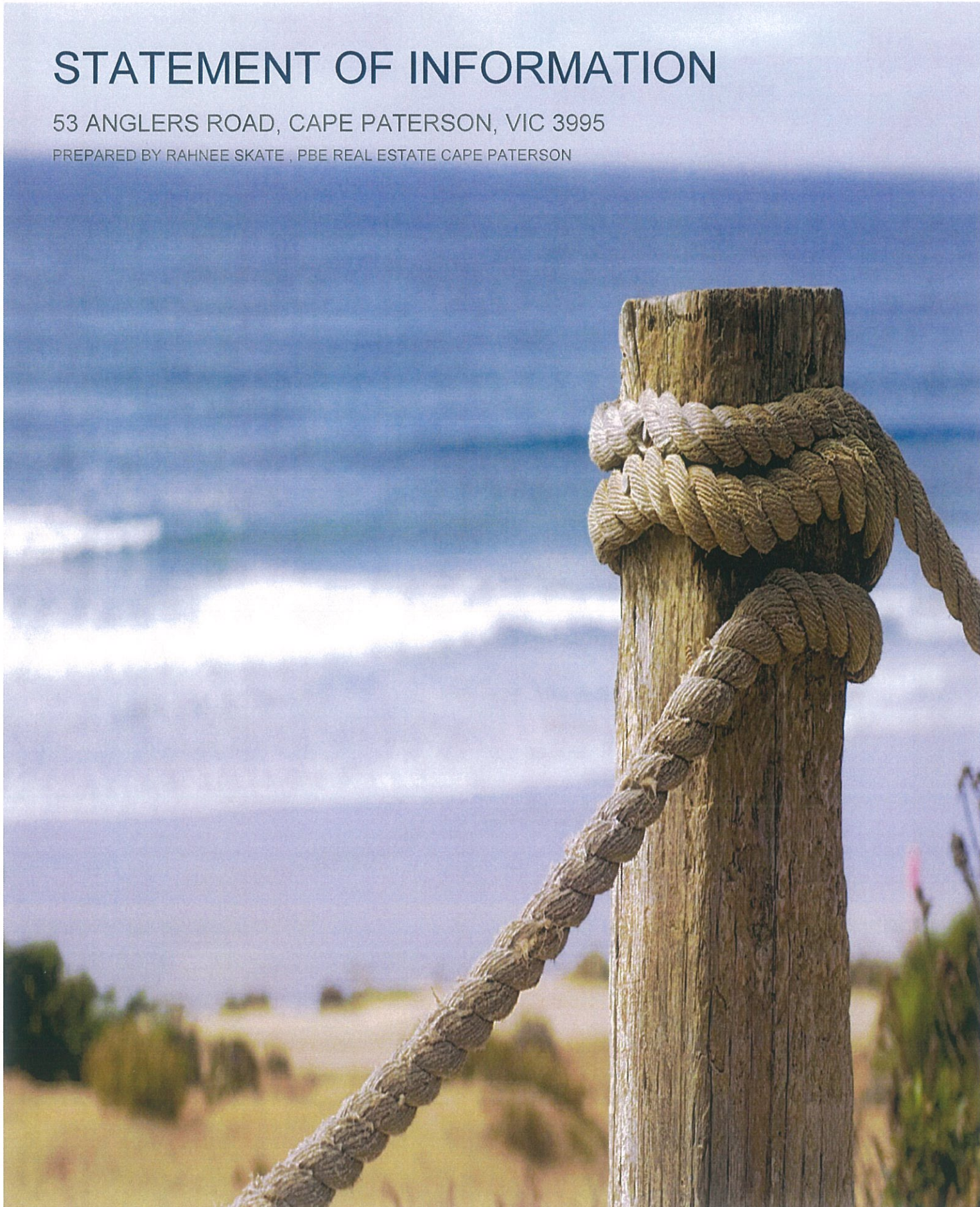


STATEMENT OF INFORMATION

53 ANGLERS ROAD, CAPE PATERSON, VIC 3995

PREPARED BY RAHNEE SKATE , PBE REAL ESTATE CAPE PATERSON





STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



53 ANGLERS ROAD, CAPE PATERSON,

3 2 1

Indicative Selling Price

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

Single Price: **\$529,000**

Provided by: Rahnee Skate , PBE Real Estate Cape Paterson

MEDIAN SALE PRICE



CAPE PATERSON, VIC, 3995

Suburb Median Sale Price (House)

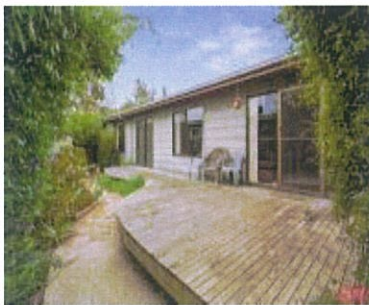
\$462,500

01 January 2018 to 31 December 2018

Provided by: pricfinder

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.



25 SCENIC RD, CAPE PATERSON, VIC 3995

3 1 -

Sale Price

***\$440,000**

Sale Date: 12/01/2019

Distance from Property: 239m



21 BLUE WATER CIR, CAPE PATERSON, VIC

3 2 2

Sale Price

***\$628,000**

Sale Date: 22/12/2018

Distance from Property: 691m



112 ANGLERS RD, CAPE PATERSON, VIC 3995

3 1 1

Sale Price

\$390,000

Sale Date: 26/04/2018

Distance from Property: 91m



This report has been compiled on 05/02/2019 by PBE Real Estate Wonthaggi. Property Data Solutions Pty Ltd 2019 - www.pricfinder.com.au

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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. 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 before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

53 ANGLERS ROAD, CAPE PATERSON, VIC 3995


Indicative selling price

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

Single Price: \$529,000

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
25 SCENIC RD, CAPE PATERSON, VIC 3995	*\$440,000	12/01/2019
21 BLUE WATER CIR, CAPE PATERSON, VIC 3995	*\$628,000	22/12/2018
112 ANGLERS RD, CAPE PATERSON, VIC 3995	\$390,000	26/04/2018