



## STATEMENT OF INFORMATION

2/572 CAPE PATERSON ROAD, CAPE PATERSON, VIC 3995

PREPARED BY RAHNEE SKATE PBE REAL ESTATE CAPE PATERSON

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## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**2/572 CAPE PATERSON ROAD, CAPE**

3 2 2

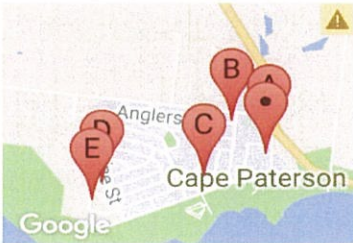
### Indicative Selling Price

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

**\$401,500**

01 January 2017 to 31 December 2017

Provided by:

## 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,**

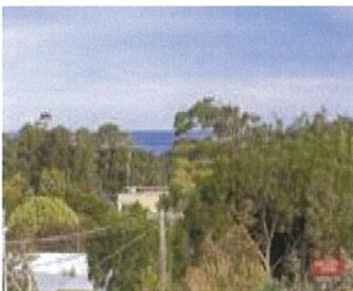
3 2 2

Sale Price

**\$405,000**

Sale Date: 13/10/2017

Distance from Property: 131m



**4 ANGLERS RD, CAPE PATERSON, VIC 3995**

3 2 2

Sale Price

**\$385,002**

Sale Date: 11/10/2017

Distance from Property: 336m



**16 NARDOO ST, CAPE PATERSON, VIC 3995**

3 2 2

Sale Price

**\$455,000**

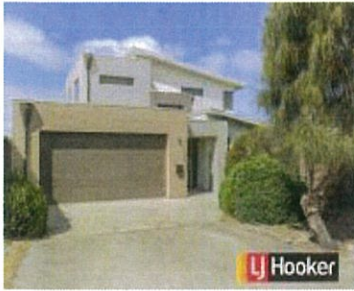
Sale Date: 19/09/2017

Distance from Property: 446m



This report has been compiled on 16/02/2018 by PBE Real Estate Wonthaggi. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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1 BLUE WATER CIR, CAPE PATERSON, VIC 3995  3  2  2

Sale Price

**\$575,000**

Sale Date: 05/08/2017

Distance from Property: 1.1km



1/19 BLUE WATER CIR, CAPE PATERSON, VIC  3  3  2

Sale Price

**\$535,000**

Sale Date: 20/06/2017

Distance from Property: 1.2km



## 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 2/572 CAPE PATERSON ROAD, CAPE PATERSON, VIC 3995

#### Indicative selling price

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

Single Price: \$495,000

#### Median sale price

Median price \$401,500 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
4 ANGLERS RD, CAPE PATERSON, VIC 3995	\$385,002	11/10/2017
16 NARDOO ST, CAPE PATERSON, VIC 3995	\$455,000	19/09/2017
1 BLUE WATER CIR, CAPE PATERSON, VIC 3995	\$575,000	05/08/2017

1/19 BLUE WATER CIR, CAPE PATERSON, VIC 3995	\$535,000	20/06/2017
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