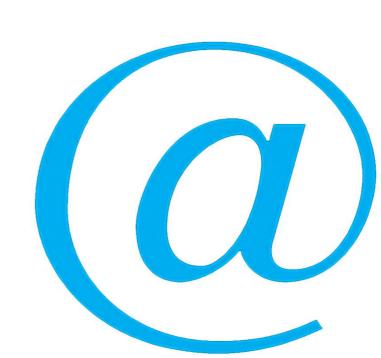
STATEMENT OF INFORMATION

4 BANDICOOT COURT, CAPE PATERSON, VIC 3995 PREPARED BY LEO EDWARDS, WWW.INVERLOCHATREALTY.COM.AU



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act

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.

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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 sa	le
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	Add	ress
Including	suburb	and
	posto	code

4 BANDICOOT COURT, CAPE PATERSON, VIC 3995

Indicative selling price

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

Single Price: \$435,000	Single Price:	\$435,000
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Median sale price

Median price	\$467,500	Property type	Vacant Land	Suburb	CAPE PATERSON
Period	od 01 July 2023 to 30 June 2024		Source	p	ricefinder

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
17 SEADRAGON ST, CAPE PATERSON, VIC 3995	\$430,000	15/05/2024
71 SEAWARD DR, CAPE PATERSON, VIC 3995	\$435,000	09/03/2024
10 SUNCATCHER VSTA, CAPE PATERSON, VIC 3995	\$455,000	04/07/2024

This Statement of Information was prepared on:

11/09/2024

