



STATEMENT OF INFORMATION

11 REEF STREET, CAPE PATERSON, VIC 3995

PREPARED BY RAHNEE SKATE, PBE REAL ESTATE CAPE PATERSON



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



11 REEF STREET, CAPE PATERSON, VIC

3 1 -

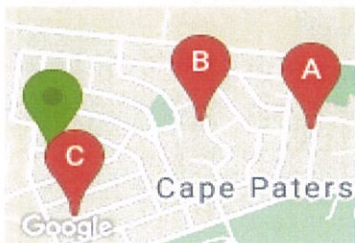
Indicative Selling Price

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

Single Price: **\$620,000**

Provided by: Rahnee Skate, PBE Real Estate Cape Paterson

MEDIAN SALE PRICE



CAPE PATERSON, VIC, 3995

Suburb Median Sale Price (House)

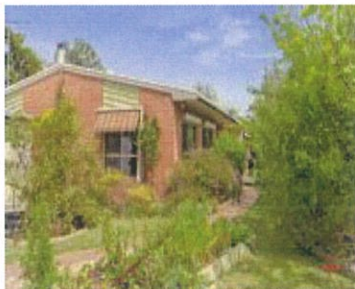
\$530,000

01 January 2019 to 31 December 2019

Provided by: pricefinder

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.



21 CASSIA ST, CAPE PATERSON, VIC 3995

3 1 2

Sale Price

***\$662,500**

Sale Date: 22/01/2020

Distance from Property: 874m



25 SEA BREEZE PDE, CAPE PATERSON, VIC

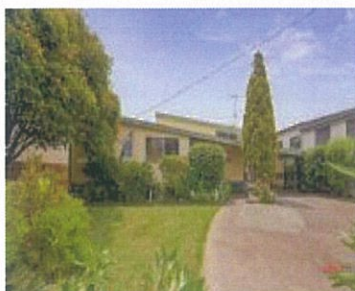
3 1 1

Sale Price

\$631,000

Sale Date: 12/01/2020

Distance from Property: 516m



32 FOAM ST, CAPE PATERSON, VIC 3995

5 2 -

Sale Price

***\$512,500**

Sale Date: 26/02/2020

Distance from Property: 235m



This report has been compiled on 26/03/2020 by PBE Real Estate Wonthaggi. Property Data Solutions Pty Ltd 2020 - www.pricefinder.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.

Property offered for sale

Address
Including suburb and

11 REEF STREET, CAPE PATERSON, VIC 3995

Indicative selling price

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

Single Price: \$620,000

Median sale price

Median price

\$530,000

Property type

House

Suburb

CAPE PATERSON

Period

01 January 2019 to 31 December 2019

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

21 CASSIA ST, CAPE PATERSON, VIC 3995	*\$662,500	22/01/2020
25 SEA BREEZE PDE, CAPE PATERSON, VIC 3995	\$631,000	12/01/2020
32 FOAM ST, CAPE PATERSON, VIC 3995	*\$512,500	26/02/2020

This Statement of Information was prepared

26/03/2020