

STATEMENT OF INFORMATION

43 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



43 ANGLERS ROAD, CAPE PATERSON,







Indicative Selling Price

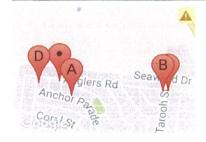
For the meaning of this price see consumer.vic.au/underquoting

Single Price:

\$359.000

Provided by: Rahnee Skate, PBE Real Estate Cape Paterson

MEDIAN SALE PRICE



CAPE PATERSON, VIC, 3995

Suburb Median Sale Price (House)

\$405,000

01 April 2017 to 31 March 2018

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.



48 ANCHOR PDE, CAPE PATERSON, VIC 3995







Sale Price

\$395,000

Sale Date: 09/03/2018

Distance from Property: 133m





1 ANGLERS RD, CAPE PATERSON, VIC 3995









Sale Price

\$320,000

Sale Date: 20/01/2018

Distance from Property: 676m





50 TAROOH ST, CAPE PATERSON, VIC 3995







Sale Price

\$349,000

Sale Date: 03/02/2018

Distance from Property: 707m









Sale Price \$337,000

Sale Date: 27/11/2017

Distance from Property: 132m



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	43 ANGLERS ROAD, CAPE PATERSON, VIC 3995					
Indicative selling	price					
For the meaning of this price see consumer.vic.gov.au/underquoting						
Single Price:	\$359,000					
Median sale price						
Median price	\$405,000 House X	Unit	Suburb	PE PATERSON		
1		1				
Period	01 April 2017 to 31 March 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
48 ANCHOR PDE, CAPE PATERSON, VIC 3995	\$395,000	09/03/2018
1 ANGLERS RD, CAPE PATERSON, VIC 3995	\$320,000	20/01/2018
50 TAROOH ST, CAPE PATERSON, VIC 3995	\$349,000	03/02/2018
76 MARINE ST, CAPE PATERSON, VIC 3995	\$337,000	27/11/2017