

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

10 Periwinkle Place, Cape Paterson Vic 3995

Indicative selling price

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

Single price \$720,000

Median sale price

Median price \$520,750

Property Type House

Suburb Cape Paterson

Period - From 01/10/2018

to 30/09/2019

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* 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
1	49 Tarooch St CAPE PATERSON 3995	\$701,000	03/08/2019
2	40a Surf Beach Rd CAPE PATERSON 3995	\$675,000	04/09/2019
3	33 Scenic Rd CAPE PATERSON 3995	\$675,000	06/05/2019

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

08/11/2019 09:26



Property Type: Land

Land Size: 538 sqm approx

Agent Comments

Comparable Properties



49 Taroo St CAPE PATERSON 3995 (VG)

Agent Comments



Price: \$701,000

Method: Sale

Date: 03/08/2019

Property Type: House (Res)

Land Size: 717 sqm approx



40a Surf Beach Rd CAPE PATERSON 3995 (REI/VG)

Agent Comments



Price: \$675,000

Method: Private Sale

Date: 04/09/2019

Rooms: 5

Property Type: House

Land Size: 368 sqm approx



33 Scenic Rd CAPE PATERSON 3995 (VG)

Agent Comments



Price: \$675,000

Method: Sale

Date: 06/05/2019

Property Type: House (Res)

Land Size: 508 sqm approx