

# STATEMENT OF INFORMATION

17 PARK PARADE ROAD, CAPE PATERSON, VIC

PREPARED BY DAN HUTHER, ALEX SCOTT WONTHAGGI, PHONE: 0418334801



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

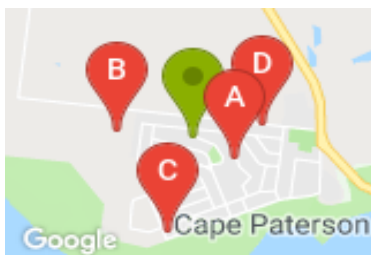
**17 PARK PARADE ROAD, CAPE**

3 2 2

**Indicative Selling Price**For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)**Single Price: \$650,000**

Provided by: Dan Huther, Alex Scott Wonthaggi

## MEDIAN SALE PRICE

**CAPE PATERSON, VIC, 3995**

Suburb Median Sale Price (House)

**\$411,000**

01 July 2017 to 30 June 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.

**27 SEA BREEZE PDE, CAPE PATERSON, VIC**

3 2 1

Sale Price

**\$616,000**

Sale Date: 03/04/2017

Distance from Property: 298m

**13 SUNLIGHT BVD, CAPE PATERSON, VIC 3995**

3 2 1

Sale Price

**\$580,000**

Sale Date: 04/05/2017

Distance from Property: 495m

**2 MARINE ST, CAPE PATERSON, VIC 3995**

4 3 2

Sale Price

**\$600,000**

Sale Date: 28/09/2017

Distance from Property: 685m

**This report has been compiled on 10/08/2018 by Alex Scott Wonthaggi. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)**

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**33 SEAWARD DR, CAPE PATERSON, VIC 3995**



Sale Price

**\*\$710,000**

Sale Date: 14/06/2018

Distance from Property: 445m



## 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.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](http://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb and  
postcode

17 PARK PARADE ROAD, CAPE PATERSON, VIC

### Indicative selling price

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

Single Price: \$650,000

### Median sale price

Median price \$411,000

House

Unit

Suburb CAPE PATERSON

Period 01 July 2017 to 30 June 2018

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
27 SEA BREEZE PDE, CAPE PATERSON, VIC 3995	\$616,000	03/04/2017
13 SUNLIGHT BVD, CAPE PATERSON, VIC 3995	\$580,000	04/05/2017
2 MARINE ST, CAPE PATERSON, VIC 3995	\$600,000	28/09/2017

33 SEAWARD DR, CAPE PATERSON, VIC 3995

\*\$710,000

14/06/2018