

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

Property offered for sale

Address
Including suburb and
postcode

4 ANCHOR PARADE, CAPE PATERSON, VIC 3995

Indicative selling price

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

Price Range: \$870,000 to \$895,000

Median sale price

Median price

\$792,250

Property type

House

Suburb

CAPE PATERSON

Period

01 July 2022 to 30 June 2023

Source

pricfinder

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

14 ANCHOR PDE, CAPE PATERSON, VIC 3995	\$804,500	05/03/2023
31 CORAL ST, CAPE PATERSON, VIC 3995	\$880,000	06/12/2022
15 SEA BREEZE PDE, CAPE PATERSON, VIC 3995	\$895,000	28/06/2023

This Statement of Information was prepared on:

12/08/2023