

Cape Paterson Property Report

INVERLOCH
3996

@realty

March 2023

AGENCY OF THE YEAR
ratemyagent

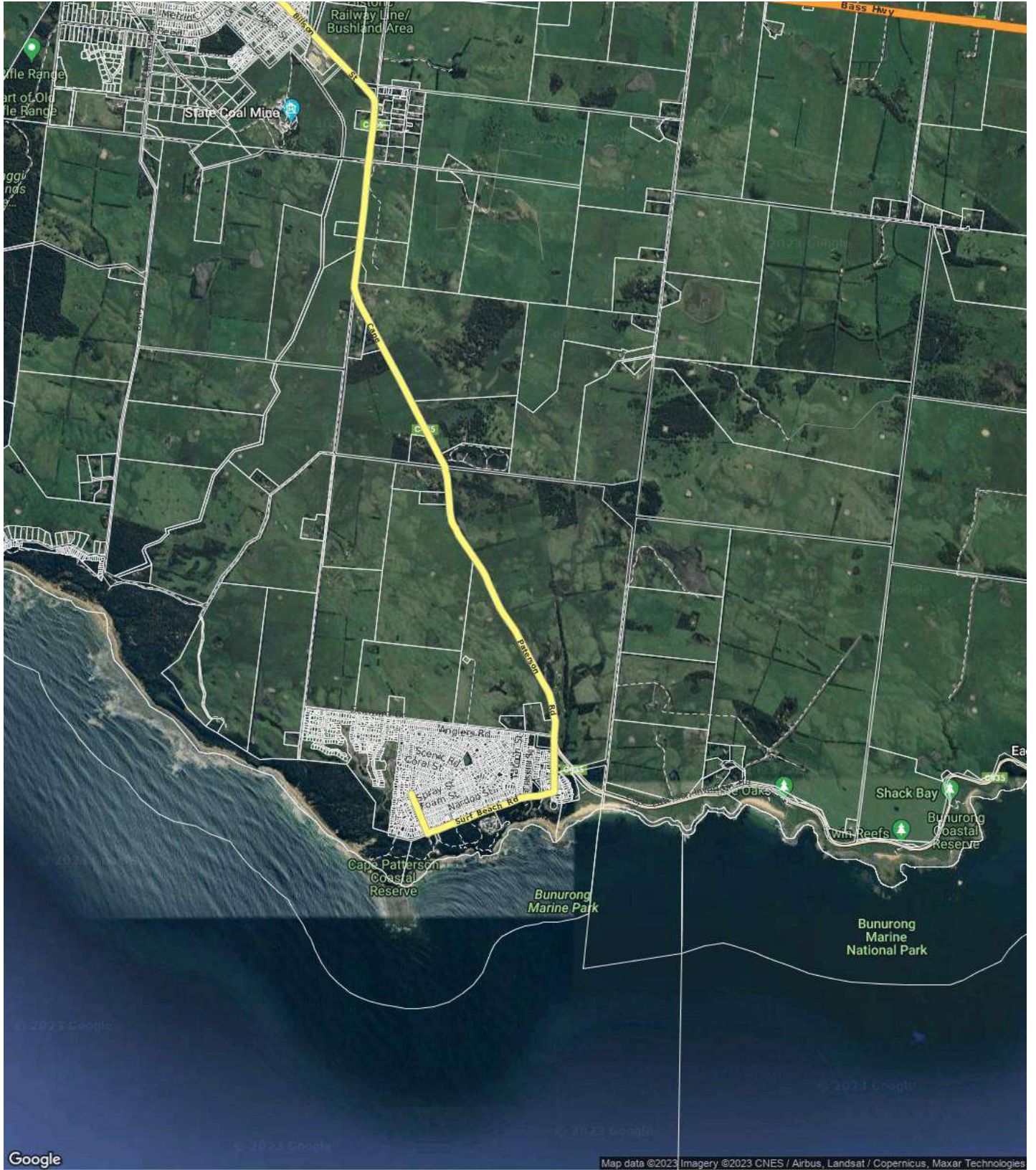
agent of the
year awards

SUBURB WINNER
2022

openn

20
22
TOP 20
DIGITAL
AGENT
2022

CAPE PATERSON - Suburb Map



CAPE PATERSON - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2005	63	\$ 263,000	0.0 %	\$ 65,000	\$ 435,000
2006	43	\$ 270,000	2.7 %	\$ 155,000	\$ 905,000
2007	62	\$ 270,000	0.0 %	\$ 127,400	\$ 825,000
2008	26	\$ 299,000	10.7 %	\$ 70,000	\$ 1,100,000
2009	38	\$ 311,000	4.0 %	\$ 166,500	\$ 505,000
2010	58	\$ 330,000	6.1 %	\$ 100,000	\$ 1,050,000
2011	28	\$ 402,500	22.0 %	\$ 140,000	\$ 720,000
2012	24	\$ 316,500	-21.4 %	\$ 160,000	\$ 524,000
2013	37	\$ 320,000	1.1 %	\$ 160,000	\$ 600,000
2014	48	\$ 331,000	3.4 %	\$ 2,500	\$ 580,000
2015	47	\$ 340,000	2.7 %	\$ 160,000	\$ 825,000
2016	49	\$ 360,000	5.9 %	\$ 206,530	\$ 1,150,000
2017	55	\$ 410,000	13.9 %	\$ 235,000	\$ 616,000
2018	38	\$ 458,250	11.8 %	\$ 300,000	\$ 852,000
2019	35	\$ 535,000	16.7 %	\$ 220,000	\$ 1,200,000
2020	33	\$ 630,000	17.8 %	\$ 14,000	\$ 1,190,000
2021	50	\$ 782,625	24.2 %	\$ 440,000	\$ 1,350,000
2022	34	\$ 845,000	8.0 %	\$ 350,000	\$ 1,420,000
2023	0				

Median Sale Price

\$845k

Based on 34 recorded House sales within the last 12 months (2022)

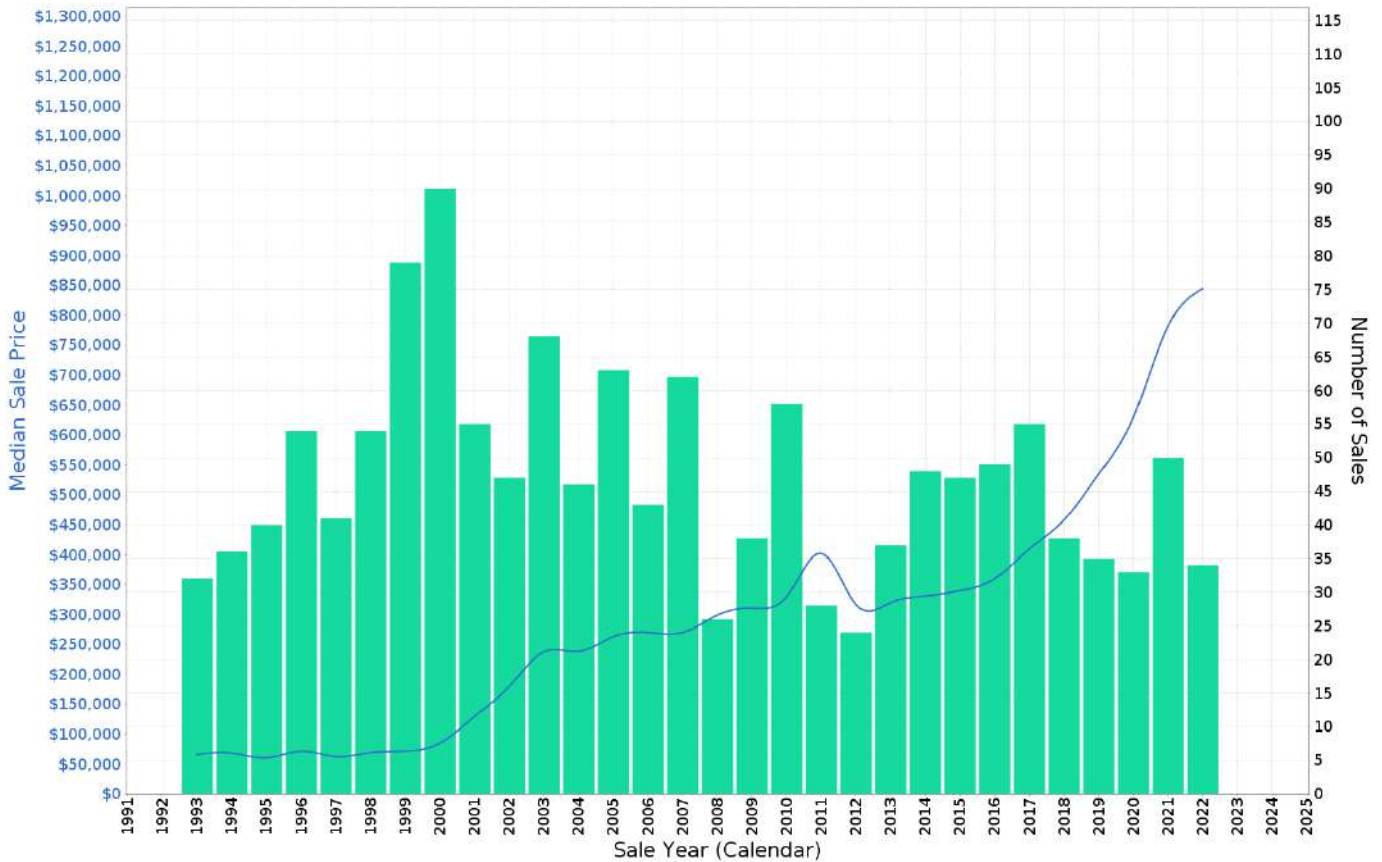
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

+8.0%

Current Median Price: \$845,000
Previous Median Price: \$782,625

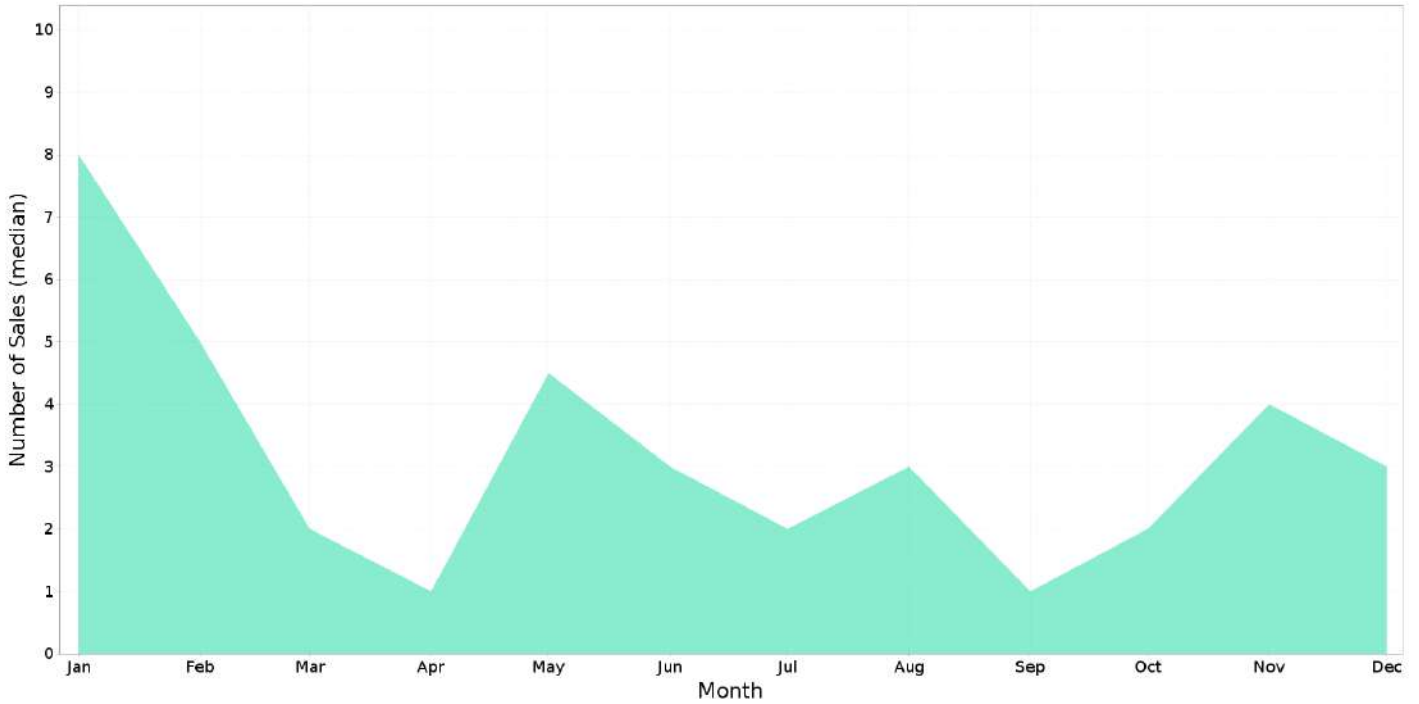
Based on 84 recorded House sales compared over the last two rolling 12 month periods



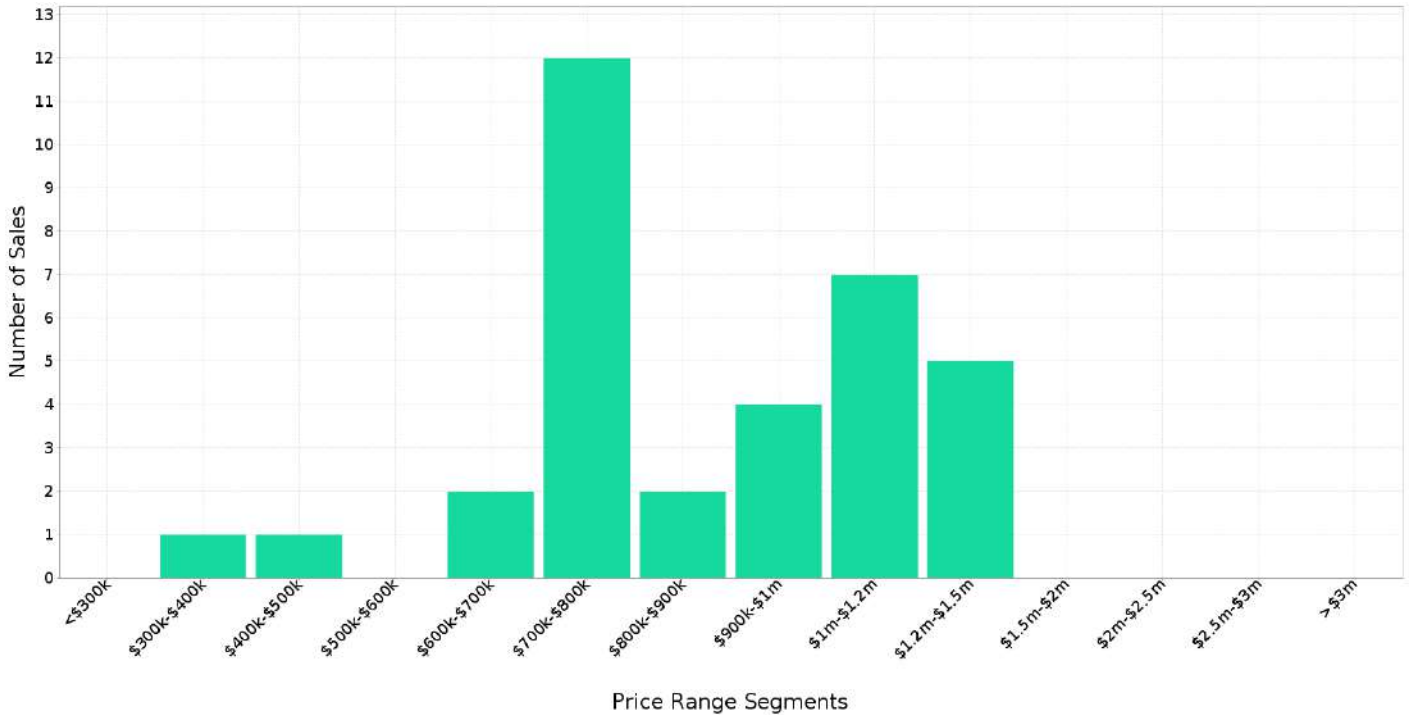
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CAPE PATERSON - Peak Selling Periods (3 years)



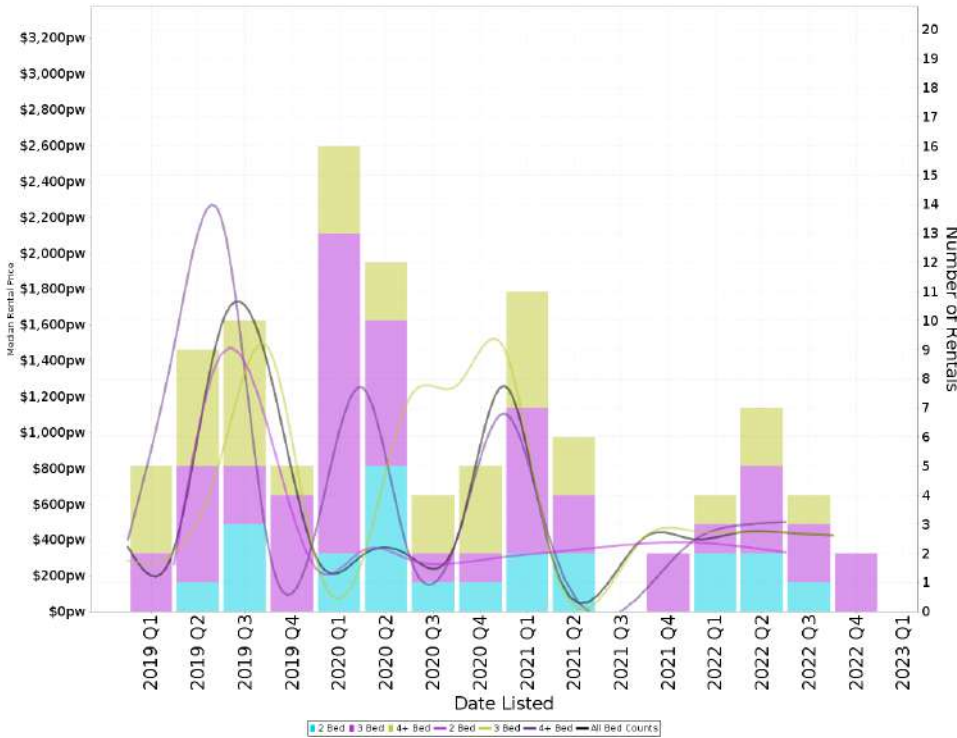
CAPE PATERSON - Price Range Segments (12 months)



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Median Weekly Rents (Houses)



Suburb Sale Price Growth

+8.0%

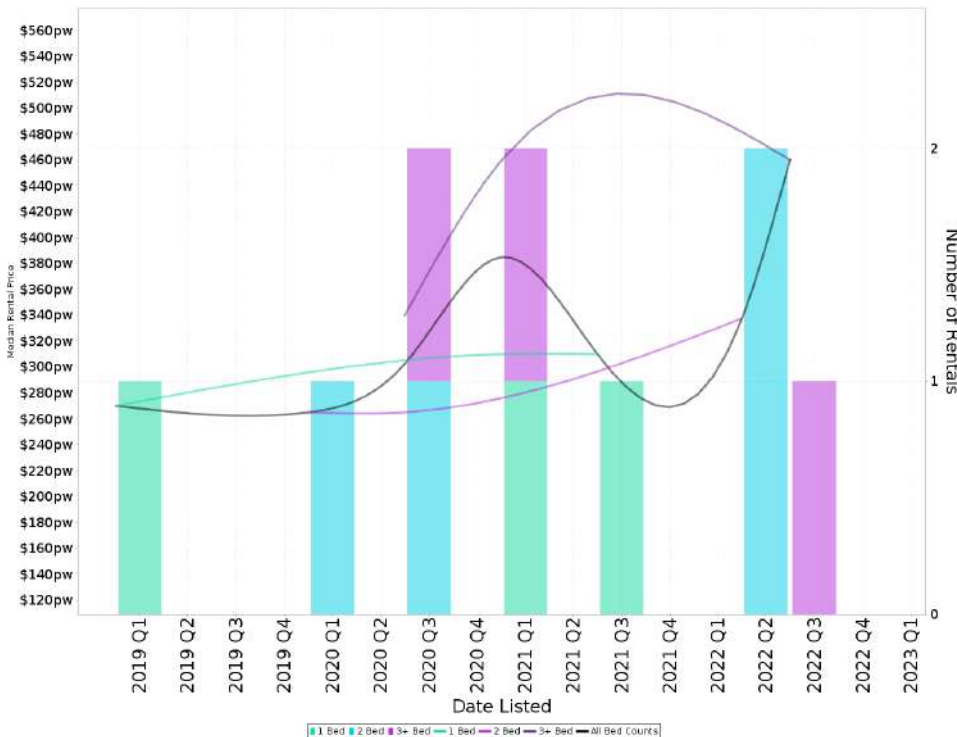
Current Median Price: \$845,000
Previous Median Price: \$782,625
Based on 84 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+2.6%

Current Median Price: \$845,000
Current Median Rent: \$420
Based on 17 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-6.5%

Current Median Price: \$815,000
Previous Median Price: \$871,425
Based on 8 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

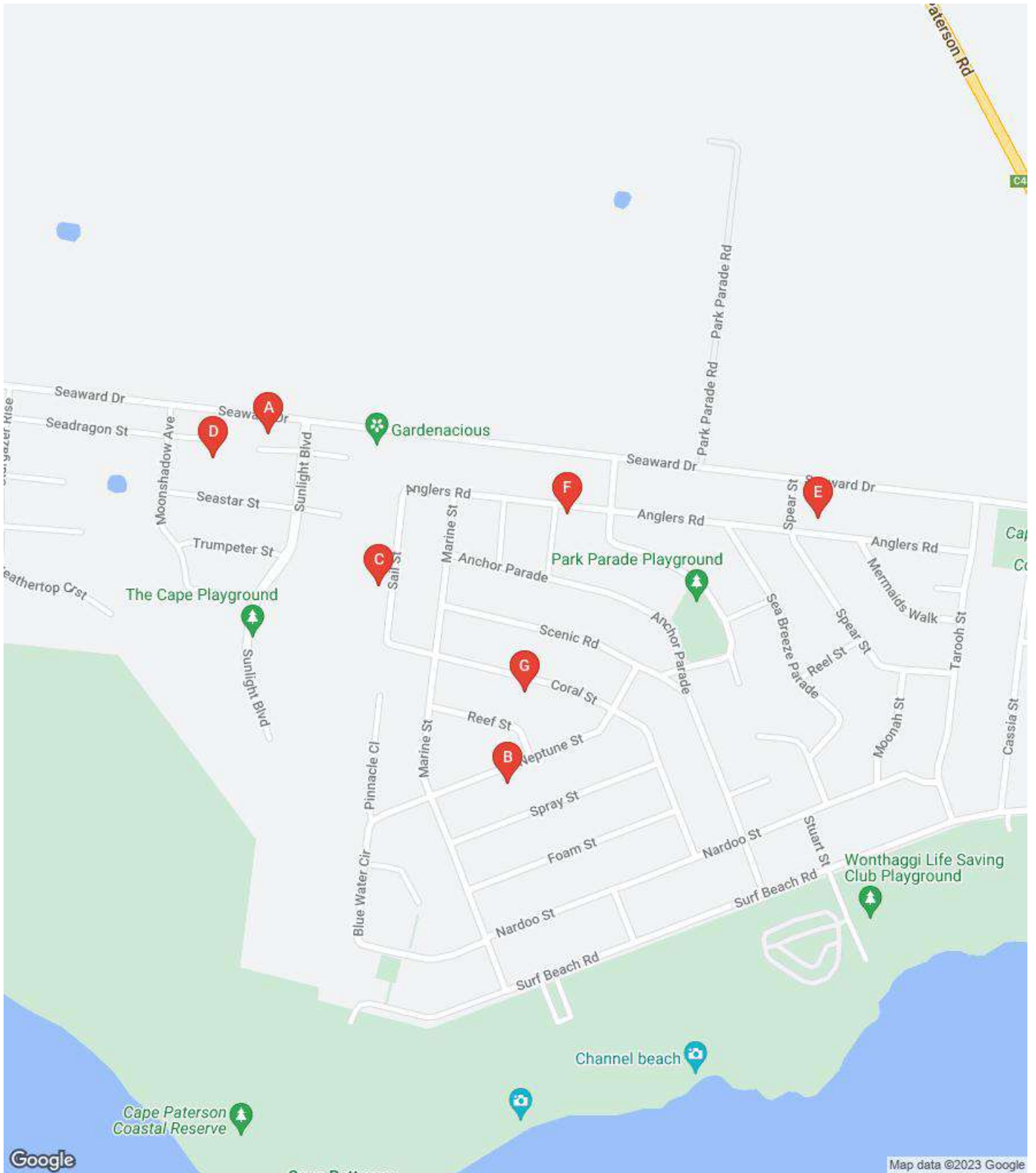
+2.4%

Current Median Price: \$815,000
Current Median Rent: \$380
Based on 3 registered Unit rentals compared over the last 12 months.

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Sales Map



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Sales Search Report - Image Report

Search Criteria

Search Summary

Records: 8

Locality: CAPE PATERSON
Postcode: 3995

Sale Date: 01/12/2022 to 16/03/2023

Sale Price: Any

Land Size: Any

Attributes: Any

Property Type: Any

	Price	Days	Area
Lowest	\$ 0	6	382 m ²
Highest	\$ 1,325,000	86	698 m ²
Average	\$ 841,000	42	519 m ²
Median	\$ 887,500	33	515 m ²



6 NOONFLOWER CL, CAPE PATERSON, VIC 3995

3 2 2



Property Type: House
Area: 382 m²
Area \$/m²: \$2,358
RPD: 68//PS719593

Sale Price: **\$900,000 (Agents Advice - Sale)**
Sale Date: 14/03/2023 Days to Sell: **67 Days**
Last Price: \$949,000 Chg %: **-5.2%**
First Price: \$949,000 Chg %: **-5.2%**

Features: EER: 7.5, BUILD YR: 2022, IMPROVEMENTS: DISHWASHER



29 NEPTUNE ST, CAPE PATERSON, VIC 3995

3 1 -



Property Type: House
Area: 533 m²
Area \$/m²: \$1,407
RPD: 556//LP51911

Sale Price: **\$750,000 (Agents Advice - Sale)**
Sale Date: 10/02/2023 Days to Sell: **73 Days**
Last Price: \$775,000 Chg %: **-3.2%**
First Price: \$795,000 Chg %: **-5.7%**

Features: DECK, IMPROVEMENTS: FLOORBOARDS



22 WEATHERTOP CRST, CAPE PATERSON, VIC

- - -



Property Type: Other
Area:
Area \$/m²:
RPD:

Sale Price: **\$1,200,000 (Agents Advice - Sale)**
Sale Date: 01/02/2023 Days to Sell: **86 Days**
Last Price: \$1,200,000 (Under Chg %:
First Price: \$1,200,000 (Under Chg %:

Features:



45 SAIL ST, CAPE PATERSON, VIC 3995

2 2 2



Property Type: House
Area: 515 m²
Area \$/m²: \$1,738
RPD: 769//LP53737

Sale Price: **\$895,000 (Normal Sale)**
Sale Date: 13/01/2023 Days to Sell: **22 Days**
Last Price: \$925,000 Chg %: **-3.2%**
First Price: \$925,000 Chg %: **-3.2%**

Features: BUILD YR: 2000



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6 BANDICOOT CRT, CAPE PATERSON, VIC 3995 3 2 2



Property Type: House
 Area: 698 m²
 Area \$/m2: \$1,898
 RPD: 89//PS719593

Sale Price: **\$1,325,000 (Normal Sale)**
 Sale Date: 12/01/2023 Days to Sell: **33 Days**
 Last Price: \$1,500,000 Chg %: **-11.7%**
 First Price: \$1,500,000 Chg %: **-11.7%**

Features: BUILD YR: 2021, STOREYS: 1, SOLAR PANELS, DECK, ENSUITE, GARAGE, BUILT IN ROBES, MODERN KITCHEN, AIR CONDITIONED



34 ANGLERS RD, CAPE PATERSON, VIC 3995 4 2 1



Property Type: House
 Area: 511 m²
 Area \$/m2: \$1,523
 RPD: 208//LP51438

Sale Price: **\$778,000 (Normal Sale)**
 Sale Date: 22/12/2022 Days to Sell: **6 Days**
 Last Price: \$795,000 Chg %:
 First Price: \$795,000 Chg %: **-2.1%**

Features:



41 ANGLERS RD, CAPE PATERSON, VIC 3995 2 - -



Property Type: Other
 Area: 441 m²
 Area \$/m2: \$0
 RPD: 1//TP147791

Sale Price: **\$0 (Nils And Wills)**
 Sale Date: 07/12/2022 Days to Sell: **N/A**
 Last Price: Chg %:
 First Price: Chg %:

Features:



31 CORAL ST, CAPE PATERSON, VIC 3995 3 2 2



Property Type: House
 Area: 555 m²
 Area \$/m2: \$1,586
 RPD: 894//LP124785

Sale Price: **\$880,000 (Normal Sale)**
 Sale Date: 06/12/2022 Days to Sell: **6 Days**
 Last Price: \$850,000 - \$890,000 Chg %: **-1.1%**
 First Price: \$850,000 - \$890,000 Chg %: **-1.1%**

Features: SOLAR PANELS, DECK, ENSUITE, BUILT IN ROBES



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