

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

38A HELM AVENUE SAFETY BEACH VIC 3936

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$799,000

&

\$849,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$860,000

Property type

Unit

Suburb

Safety Beach

Period-from

01 Sep 2023

to

31 Aug 2024

Source

Corelogic

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

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 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

5 WHEELHOUSE MEWS SAFETY BEACH VIC 3936	\$765,000	25-Jun-24
2 STAYSAIL LANE SAFETY BEACH VIC 3936	\$900,000	15-May-24

OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 09 September 2024



5 WHEELHOUSE MEWS SAFETY BEACH VIC 3936

3

3

2

Sold Price

RS

\$765,000

Sold Date

25-Jun-24

Distance

0.23km



2 STAYSAIL LANE SAFETY BEACH VIC 3936

3

2

2

Sold Price

\$900,000

Sold Date

15-May-24

Distance

1.57km

RS = Recent sale

UN = Undisclosed Sale

DISCLAIMER

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