

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

6 Helm Avenue Safety Beach VIC 3936

Indicative selling price

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

Single Price

or range
between

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$665,000

Property type

Unit

Suburb

Safety Beach

Period-from

01 Nov 2018

to

31 Oct 2019

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

41 Helm Avenue Safety Beach VIC 3936	\$840,000	26-Oct-19
76A Helm Avenue Safety Beach VIC 3936	\$645,000	04-Oct-19

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: 02 November 2019



41 Helm Avenue Safety Beach VIC 3936

Sold Price

^{RS} **\$840,000** Sold Date **26-Oct-19**

3 2 2

Distance **0.38km**



76A Helm Avenue Safety Beach VIC 3936

Sold Price

^{RS} **\$645,000** Sold Date **04-Oct-19**

3 2 2

Distance **0.47km**

76A Helm Avenue, Safety Beach
Sep 19

RS = Recent sale **UN** = Undisclosed Sale

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