

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 38a Helm Avenue, Safety Beach 3936

Indicative selling price

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

Range between \$ 670,000 & \$ 730,000

Median sale price

Median price \$ 784,500 House ☒ Suburb Safety Beach

Period - From 01 Apr 2017 to 09 Apr 2018 Source REA

Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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
38 Spinnaker Terrace Safety Beach	\$ 825,000	10/1/18
3 Wheelhouse Mews Safety Beach	\$ 710,000	1/2/18
24 Whipstaff Lane Safety Beach	\$ 742,000	15/2/18

Property offered for sale by

Agent Name and
Contact Details

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