

## 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

77 Helm Avenue, Safety Beach

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

or range between

\$1,180,000

&

\$1,295,000

### Median sale price

Median price

\$930,000

Property type

House

Suburb

Safety Beach

Period - From

1/4/2021

to

30/6/2021

Source

REIV

### 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
1. 13 Anchorage Avenue, Safety Beach	\$1,060,000	May 2021
2. 55 Helm Avenue, Safety Beach	\$1,100,000	May 2021
3. 71 Helm Avenue, Safety Beach	\$1,321,000	June 2021

This Statement of Information was prepared on: 30/9/2021