

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

17 Helm Avenue , Safety Beach

Indicative selling price

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

Single price

or range between

\$810,000

&

\$890,000

Median sale price

Median price

\$930,000

Property type

House

Suburb

Safety Beach

Period - From

1/7/2021

to

30/9/2021

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. 2 Narrows Court, Safety Beach	\$800,000	Aug 2021
2. 28 Portside Way, Safety Beach	\$830,000	Nov 2021
3. 1 Narrows Court, Safety Beach	\$870,000	Nov 2021

This Statement of Information was prepared on: 21/12/2021