

# 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 32A Helm Avenue, Safety Beach VIC 3936

### Indicative selling price

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

Single price \$ or range between \$ 620,000 & \$ 650,000

### Median sale price

Median price \$ 790,000 Property type House Suburb Safety Beach VIC 3936

Period - From July 2018 to June 2019 Source RP Data

### Comparable property sales

**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 six months.

Address of comparable property	Price	Date of sale
18 Helm Avenue, Safety Beach VIC 3936	\$ 675,000	21/11/2019
6 Helm Avenue, Safety Beach VIC 3936	\$ 640,000	09/01/2020
28 Helm Avenue, Safety Beach VIC 3936	Undisclosed	07/03/2020

This Statement of Information was prepared on: 26/05/2020