

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

9 Helsal Point 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

\$1,650,000

&

\$1,750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$652,500

Property type

Land

Suburb

Safety Beach

Period-from

01 Jan 2020

to

31 Dec 2020

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

LOT 574/26 Brindabella Point Safety Beach VIC 3936	\$1,850,000	11-Nov-20
18 Helsal Point Safety Beach VIC 3936	\$1,750,000	16-Sep-20
LOT 574A/26 Brindabella Point Safety Beach VIC 3936	\$1,650,000	18-May-20

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: 29 January 2021