

## 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

49 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

\$1,250,000

&

\$1,375,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$847,500

Property type

Unit

Suburb

Safety Beach

Period-from

01 Mar 2023

to

29 Feb 2024

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

8 BLUE MOON RISE SAFETY BEACH VIC 3936	\$1,225,000	24-Jan-24
13 ANCHORAGE AVENUE SAFETY BEACH VIC 3936	\$1,220,000	30-Oct-23
1 ANCHORAGE AVENUE SAFETY BEACH VIC 3936	\$1,245,000	15-Dec-23

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: 28 March 2024



**8 BLUE MOON RISE SAFETY BEACH VIC 3936**

3 2 2

Sold Price <sup>RS</sup> **\$1,225,000** Sold Date **24-Jan-24**

Distance **0.21km**



**13 ANCHORAGE AVENUE SAFETY BEACH VIC 3936**

3 2 2

Sold Price **\$1,220,000** Sold Date **30-Oct-23**

Distance **0.3km**



**1 ANCHORAGE AVENUE SAFETY BEACH VIC 3936**

3 2 2

Sold Price **\$1,245,000** Sold Date **15-Dec-23**

Distance **0.34km**

RS = Recent sale      UN = Undisclosed Sale

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