

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

88 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) (\*Delete single price or range as applicable)

Single price \$1,700,000

or range between

&

**Median sale price**

Median price \$1,360,000

Property type House

Suburb Safety Beach

Period - From 1/10/2023

to

31/12/2023

Source REIV

**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.

This Statement of Information was prepared on: October 2023