

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and postcode

Lot 404, 35 Helm Avenue, Safety Beach VIC 3936
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Indicative selling price

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

Single price \$ 379,000 or range between \$* & \$

Median sale price

Median price \$415,000 *House *Unit Suburb LAND – Safety Beach VIC

Period - From Feb 2016 to Jan 2017 Source RP Data

Comparable property sales

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 Lot 405, 33 Helm Avenue, Safety Beach VIC 3936 – 374sqm	\$ 379,250	29 / 03 / 2017
2 Lot 494, 21 Helm Avenue, Safety Beach VIC 3936 – 220sqm	\$ 315,000	28 / 04 / 2017
3 Lot 431, 20 Anchorage Avenue, Safety Beach VIC 3936 – 230sqm	\$ 353,625	18 / 01 / 2017

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Address
Including suburb and
postcode

Lot 415, 5 Spinnaker Terrace, Safety Beach VIC 3936

Indicative selling price

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

Single price \$ 333,000 or range between \$* & \$

Median sale price

Median price \$415,000 *House *Unit Suburb LAND – Safety Beach VIC

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Address
Including suburb and
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Lot 416, 7 Spinnaker Terrace, Safety Beach VIC 3936

Indicative selling price

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Single price \$ 333,000 or range between \$* & \$

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Address
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Lot 420, 15 Spinnaker Terrace, Safety Beach VIC 3936
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Indicative selling price

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

Single price \$ 335,000 or range between \$* & \$

Median sale price

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Property offered for sale

Address
Including suburb and postcode

Lot 442, 3 Charter Place, Safety Beach VIC 3936

Indicative selling price

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

Single price \$ 369,000 or range between \$* & \$

Median sale price

Median price \$415,000 *House *Unit Suburb LAND – Safety Beach VIC

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