OBrien Real Estate
Lina Luppino
P 03 5973 2814
M 0419571583
E lina.l@obrienrealestate.com.au

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	91 Helm Avenue 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	$850,000	&	$930,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$850,000	*House	X	~~*Unit~~		Suburb	Safety Beach
Period-from	01 Feb 2018	to	31 Jan 2019	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 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
65 Helm Avenue Safety Beach VIC 3936	$825,000	29-Oct-18
22 Spinnaker Terrace Safety Beach VIC 3936	$1,020,000	02-Dec-18
7 Deck Terrace Safety Beach VIC 3936	$840,000	14-Nov-18

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 six months.~~

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65 Helm Avenue Safety Beach VIC 3936

3 2 2

Sold Price **$825,000** Sold Date **29-Oct-18**

Distance **0.17km**



22 Spinnaker Terrace Safety Beach VIC 3936

4 3 2

Sold Price RS **$1,020,000** Sold Date **02-Dec-18**

Distance **0.29km**



7 Deck Terrace Safety Beach VIC 3936

3 2 2

Sold Price RS **$840,000** Sold Date **14-Nov-18**

Distance **0.64km**

RS = Recent sale **UN** = Undisclosed Sale

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