Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 94b Helene Street, Bulleen Vic 3105

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,138,000		&		\$1,188,000			
Median sale p	rice							
Median price	\$1,210,000	Pro	operty Type	Том	vnhouse		Suburb	Bulleen
Period - From	22/04/2023	to	21/04/2024		So	urce	REIV	

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.

Add	dress of comparable property	Price	Date of sale
1	2/15 Derreck Av BULLEEN 3105	\$1,205,000	04/11/2023
2	64 Robert St BULLEEN 3105	\$1,110,000	31/03/2024
3	5/9 Austin St BULLEEN 3105	\$1,100,000	02/03/2024

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.

This Statement of Information was prepared on:

22/04/2024 18:42









Property Type: Townhouse Agent Comments Brand new, no body corp

Indicative Selling Price \$1,138,000 - \$1,188,000 **Median Townhouse Price** 22/04/2023 - 21/04/2024: \$1,210,000

Comparable Properties



2/15 Derreck Av BULLEEN 3105 (REI/VG)



Price: \$1,205,000 Method: Private Sale Date: 04/11/2023 Property Type: Townhouse (Single) Land Size: 161 sqm approx

64 Robert St BULLEEN 3105 (REI)

Agent Comments

Agent Comments



6 2 3 2



Price: \$1,110,000 Method: Sold Before Auction Date: 31/03/2024 Property Type: House (Res) Land Size: 222 sqm approx



5/9 Austin St BULLEEN 3105 (REI)



Agent Comments

Price: \$1,100,000 Method: Auction Sale Date: 02/03/2024 Property Type: Townhouse (Res) Land Size: 182 sqm approx

Account - The One Real Estate (AU) | P: 03 7007 5707



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