

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

94b Helene Street, Bulleen Vic 3105

Indicative selling price

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

Range between

\$1,138,000

&

\$1,188,000

Median sale price

Median price

\$1,210,000

Property Type

Townhouse

Suburb

Bulleen

Period - From

22/04/2023

to

21/04/2024

Source

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.

	Address 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



 3  2  2

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)

Agent Comments

 3  2  2

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

 3  2  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

 3  3  2

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