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	\$950,000		&		\$1,045,000			
Median sale p	rice							
Median price	\$1,178,500	Pro	operty Type	Том	nhouse		Suburb	Bulleen
Period - From	29/01/2024	to	28/01/2025		So	ource	Property	/ Data

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.

Ade	dress of comparable property	Price	Date of sale
1	2/27 Helene St BULLEEN 3105	\$1,035,500	07/11/2024
2	1/33 Carrathool St BULLEEN 3105	\$1,100,000	28/10/2024
3	2 North Av BULLEEN 3105	\$958,000	27/10/2024

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:

29/01/2025 11:30



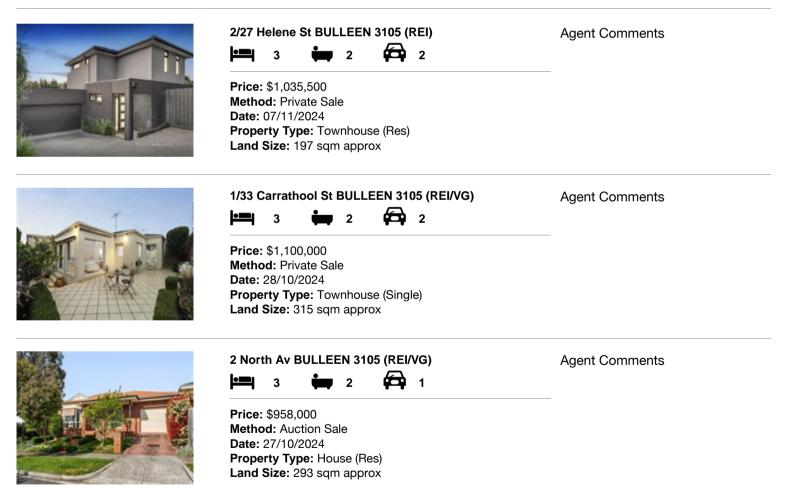






Property Type: Townhouse (Res) **Land Size:** 274 sqm approx Agent Comments Indicative Selling Price \$950,000 - \$1,045,000 Median Townhouse Price 29/01/2024 - 28/01/2025: \$1,178,500

Comparable Properties



Account - VICPROP



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