

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

64 Helene Street, Bulleen Vic 3105

Indicative selling price

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

Range between \$1,350,000

&

\$1,450,000

Median sale price

Median price \$1,390,000

Property Type House

Suburb Bulleen

Period - From 01/04/2022

to 30/06/2022

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	56 Barak St BULLEEN 3105	\$1,470,000	30/04/2022
2	2 Killara Mews BULLEEN 3105	\$1,400,000	27/05/2022
3	47 Airds Rd TEMPLESTOWE LOWER 3107	\$1,350,000	14/05/2022

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:

27/09/2022 15:25

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Indicative Selling Price

\$1,350,000 - \$1,450,000

Median House Price

June quarter 2022: \$1,390,000



 4  3  3

Property Type: House

Land Size: 607 sqm approx

Agent Comments

Comparable Properties



56 Barak St BULLEEN 3105 (REI/VG)

Agent Comments

 5  2  2

Price: \$1,470,000

Method: Auction Sale

Date: 30/04/2022

Rooms: 7

Property Type: House (Res)

Land Size: 708 sqm approx



2 Killara Mews BULLEEN 3105 (REI)

Agent Comments

 4  2  2

Price: \$1,400,000

Method: Sold Before Auction

Date: 27/05/2022

Property Type: House (Res)

Land Size: 975 sqm approx



47 Airds Rd TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

 5  3  3

Price: \$1,350,000

Method: Auction Sale

Date: 14/05/2022

Property Type: House (Res)

Land Size: 838 sqm approx

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