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	64 Helene Street, Bulleen Vic 3105
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,350,000	&	\$1,450,000
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Median sale price

Median price	\$1,390,000	Pro	perty Type	louse		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

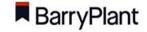
Address of comparable property		Price	Date of sale
1	56 Barak St BULLEEN 3105	\$1,470,000	30/04/2022
2	2 Killara Mews BULLEEN 3105	\$1,400,000	27/05/2022
3	47 Airds Rd TEMPLESTOWE LOWER 3107	\$1,350,000	14/05/2022

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties 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



Property Type: House

Land Size: 607 sqm approx **Agent Comments**

Comparable Properties



56 Barak St BULLEEN 3105 (REI/VG)





Price: \$1,470,000 Method: Auction Sale

Date: 30/04/2022

Rooms: 7

Property Type: House (Res) Land Size: 708 sqm approx

Agent Comments



2 Killara Mews BULLEEN 3105 (REI)





Price: \$1,400,000

Method: Sold Before Auction

Date: 27/05/2022

Property Type: House (Res) Land Size: 975 sqm approx **Agent Comments**



47 Airds Rd TEMPLESTOWE LOWER 3107

(REI/VG)

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Price: \$1,350,000 Method: Auction Sale Date: 14/05/2022

Property Type: House (Res) Land Size: 838 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888



