

# 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

2/86 Helene Street, Bulleen Vic 3105

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,150,000

&

\$1,250,000

### Median sale price

Median price \$1,382,000

Property Type House

Suburb Bulleen

Period - From 01/10/2022

to 30/09/2023

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	6A Noelle St BULLEEN 3105	\$1,240,000	27/05/2023
2	1/3 Fran Ct TEMPLESTOWE LOWER 3107	\$1,230,000	22/07/2023
3			

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:

03/11/2023 16:53



 4  3  2

**Property Type:** Townhouse (Res)

Agent Comments

**Indicative Selling Price**

\$1,150,000 - \$1,250,000

**Median House Price**

Year ending September 2023: \$1,382,000

## Comparable Properties



**6A Noelle St BULLEEN 3105 (REI/VG)**

Agent Comments

 4  2  2

**Price:** \$1,240,000

**Method:** Auction Sale

**Date:** 27/05/2023

**Property Type:** Townhouse (Res)

**Land Size:** 367 sqm approx



**1/3 Fran Ct TEMPLESTOWE LOWER 3107 (REI/VG)**

Agent Comments

 4  3  2

**Price:** \$1,230,000

**Method:** Auction Sale

**Date:** 22/07/2023

**Property Type:** Townhouse (Res)

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.

**Account - Jellis Craig** | P: 03 8841 4888 | F: 03 8841 4800