

# 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

52 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 \$1,390,000

&

\$1,490,000

### Median sale price

Median price \$1,405,000

Property Type House

Suburb Bulleen

Period - From 01/04/2023

to 30/06/2023

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 | 31 Helene St BULLEEN 3105      | \$1,681,000 | 06/05/2023   |
| 2 | 32 Lonsdale St BULLEEN 3105    | \$1,350,000 | 18/02/2023   |
| 3 | 76 Latrobe St BULLEEN 3105     | \$1,338,000 | 18/03/2023   |

**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:

07/08/2023 17:21



 4   
  2   
  2

**Property Type:** House  
**Land Size:** 651 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,390,000 - \$1,490,000  
**Median House Price**  
 June quarter 2023: \$1,405,000

## Comparable Properties



31 Helene St BULLEEN 3105 (REI/VG)

Agent Comments

 5   
  3   
  2

**Price:** \$1,681,000  
**Method:** Auction Sale  
**Date:** 06/05/2023  
**Property Type:** House (Res)  
**Land Size:** 604 sqm approx



32 Lonsdale St BULLEEN 3105 (REI/VG)

Agent Comments

 3   
  3   
  2

**Price:** \$1,350,000  
**Method:** Auction Sale  
**Date:** 18/02/2023  
**Property Type:** House (Res)  
**Land Size:** 557 sqm approx



76 Latrobe St BULLEEN 3105 (REI/VG)

Agent Comments

 4   
  2   
  3

**Price:** \$1,338,000  
**Method:** Auction Sale  
**Date:** 18/03/2023  
**Property Type:** House (Res)  
**Land Size:** 730 sqm approx

Account - Barry Plant | P: 03 9842 8888