

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

71 Helene Street, Bulleen Vic 3105

Indicative selling price

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

Range between

\$1,400,000

&

\$1,500,000

Median sale price

Median price

\$1,390,000

Property Type

House

Suburb

Bulleen

Period - From

01/10/2023

to

31/12/2023

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	35 Dumossa Av BULLEEN 3105	\$1,668,000	03/02/2024
2	52 Helene St BULLEEN 3105	\$1,650,000	02/09/2023
3	4 Claremont La BULLEEN 3105	\$1,350,000	01/02/2024

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:

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Indicative Selling Price

\$1,400,000 - \$1,500,000

Median House Price

December quarter 2023: \$1,390,000


Property Type: House**Land Size:** 604 sqm approx

Agent Comments

Comparable Properties

**35 Dumossa Av BULLEEN 3105 (REI)**

Agent Comments

Price: \$1,668,000**Method:** Auction Sale**Date:** 03/02/2024**Property Type:** House (Res)**Land Size:** 764 sqm approx**52 Helene St BULLEEN 3105 (REI)**

Agent Comments

Price: \$1,650,000**Method:** Auction Sale**Date:** 02/09/2023**Property Type:** House (Res)**Land Size:** 651 sqm approx**4 Claremont La BULLEEN 3105 (REI)**

Agent Comments

Price: \$1,350,000**Method:** Auction Sale**Date:** 01/02/2024**Property Type:** House (Res)**Land Size:** 655 sqm approx

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