## 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

13 Dumossa Avenue, Bulleen Vic 3105

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$2,150,000		&		\$2,250,000			
Median sale p	rice							
Median price	\$1,390,000	Pro	operty Type	erty Type House			Suburb	Bulleen
Period - From	01/10/2023	to	31/12/2023		So	ource	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	101 Yarra Valley Blvd BULLEEN 3105	\$2,400,000	01/11/2023
2	27 Lilian St BULLEEN 3105	\$2,100,000	23/09/2023
3			

OR

**B**<sup>\*</sup> 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:

22/01/2024 10:51





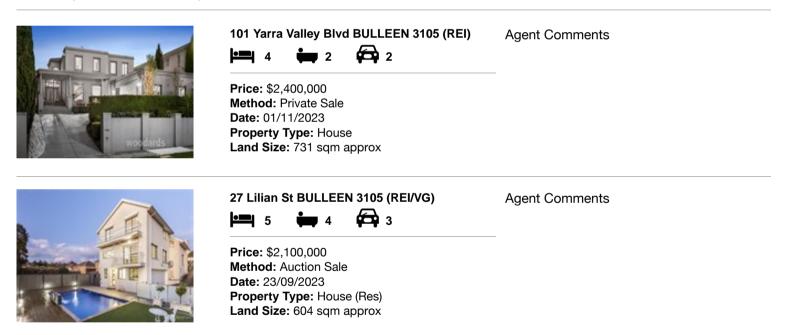




**Property Type:** House Land Size: 797 sqm approx Agent Comments Chris Savvides 8841 4807 0417 599 664 chrissavvides@jelliscraig.com.au

Indicative Selling Price \$2,150,000 - \$2,250,000 Median House Price December quarter 2023: \$1,390,000

# **Comparable Properties**



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

propertydata



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