

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 consumer.vic.gov.au/underquoting

Range between \$2,150,000 & \$2,250,000

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	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* 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

13 Dumossa Avenue, Bulleen Vic 3105

**Jellis
Craig**

Chris Savvides

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 4  3  2

Property Type: House
Land Size: 797 sqm approx
Agent Comments

Indicative Selling Price

\$2,150,000 - \$2,250,000

Median House Price

December quarter 2023: \$1,390,000

Comparable Properties



101 Yarra Valley Blvd BULLEEN 3105 (REI)

Agent Comments

 4  2  2

Price: \$2,400,000
Method: Private Sale
Date: 01/11/2023
Property Type: House
Land Size: 731 sqm approx



27 Lilian St BULLEEN 3105 (REI/VG)

Agent Comments

 5  4  3

Price: \$2,100,000
Method: Auction Sale
Date: 23/09/2023
Property Type: House (Res)
Land Size: 604 sqm approx

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



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