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

Single price $2,398,000

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			
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: 19/02/2024 10:21

13 Dumossa Avenue, Bulleen Vic 3105

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4 3 2

Property Type: House
Land Size: 797 sqm approx

Agent Comments

Indicative Selling Price
$2,398,000
Median House Price
December quarter 2023: $1,390,000

Comparable Properties



101 Yarra Valley Blvd BULLEEN 3105 (REI)

4 2 2

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

Agent Comments

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.

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