

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

10 Dumossa Avenue, Bulleen Vic 3105

Indicative selling price

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

Range between \$1,250,000

&

\$1,350,000

Median sale price

Median price \$1,465,000

Property Type House

Suburb Bulleen

Period - From 01/01/2022

to

31/03/2022

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	22 Sheahans Rd TEMPLESTOWE LOWER 3107	\$1,350,000	02/03/2022
2	49 Robinson Gr BULLEEN 3105	\$1,315,000	05/03/2022
3	11 Jeffrey St TEMPLESTOWE LOWER 3107	\$1,250,000	20/01/2022

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:

20/04/2022 10:15



Property Type: House

Land Size: 776 sqm approx

Agent Comments

Comparable Properties



22 Sheahans Rd TEMPLESTOWE LOWER 3107 **Agent Comments**
(REI)



Price: \$1,350,000

Method: Private Sale

Date: 02/03/2022

Property Type: House (Res)

Land Size: 661 sqm approx



49 Robinson Gr BULLEEN 3105 (REI)

Agent Comments



Price: \$1,315,000

Method: Auction Sale

Date: 05/03/2022

Property Type: House (Res)

Land Size: 604 sqm approx



11 Jeffrey St TEMPLESTOWE LOWER 3107
(REI/VG)

Agent Comments



Price: \$1,250,000

Method: Private Sale

Date: 20/01/2022

Property Type: House (Res)

Land Size: 763 sqm approx