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	10 Dumossa Avenue, Bulleen Vic 3105
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,250,000	&	\$1,350,000
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Median sale price

Median price	\$1,465,000	Pro	perty 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

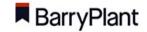
Add	dress of comparable property	Price	Date of sale
1	22 Sheahans Rd TEMPLESTOWE LOWER 3107	\$1,350,000	02/03/2022
2	49 Robinson Gr BULLEEN 3105	\$1,315,000	05/03/2022
3	11 Jeffrey St TEMPLESTOWE LOWER 3107	\$1,250,000	20/01/2022

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties 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





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Indicative Selling Price \$1,250,000 - \$1,350,000 Median House Price March quarter 2022: \$1,465,000



Property Type: House
Land Size: 776 sqm approx

Agent Comments

Comparable Properties



22 Sheahans Rd TEMPLESTOWE LOWER 3107 Agent Comments (REI)

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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)

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Price: \$1,315,000 **Method:** Auction Sale **Date:** 05/03/2022

Property Type: House (Res) Land Size: 604 sqm approx **Agent Comments**



11 Jeffrey St TEMPLESTOWE LOWER 3107 (REI/VG)

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Price: \$1,250,000 Method: Private Sale Date: 20/01/2022

Property Type: House (Res) **Land Size:** 763 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888



