

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 2/38 Dumossa Avenue, Bulleen, VIC 3105

Indicative selling price

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

Single Price

\$1,200,000

Median sale price

Median price

\$1,380,000

Property Type

Townhouse

Suburb

Bulleen (3105)

Period - From

18/05/2021

to

17/05/2022

Source

Real Estate

Comparable property sales

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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
6 CUTHBERT STREET, BULLEEN VIC 3105	\$1,190,000	26/03/2022
1/10 THE CREST, BULLEEN VIC 3105	\$1,185,000	23/04/2022
36 THE CREST, BULLEEN VIC 3105	\$1,206,000	05/03/2022

This Statement of Information was prepared on: 12/10/2022