

# 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

12 Lincoln Drive, Bulleen Vic 3105

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,780,000 & \$1,950,000

### 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	24 Stanley St BULLEEN 3105	\$1,800,000	30/11/2023
2	18 Glenfern Av DONCASTER 3108	\$1,820,000	17/01/2024
3	7 Marcus Rd TEMPLESTOWE LOWER 3107	\$1,860,000	08/12/2023

**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:

20/02/2024 16:22



5   3   2

**Property Type:**

Divorce/Estate/Family Transfers

**Land Size:** 834 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,780,000 - \$1,950,000

**Median House Price**

December quarter 2023: \$1,390,000

## Comparable Properties



**24 Stanley St BULLEEN 3105 (REI/VG)**

Agent Comments

4   3   2

**Price:** \$1,800,000

**Method:** Private Sale

**Date:** 30/11/2023

**Property Type:** House

**Land Size:** 363 sqm approx



**18 Glenfern Av DONCASTER 3108 (REI)**

Agent Comments

4   3   2

**Price:** \$1,820,000

**Method:** Sold After Auction

**Date:** 17/01/2024

**Property Type:** Townhouse (Res)



**7 Marcus Rd TEMPLESTOWE LOWER 3107 (REI/VG)**

Agent Comments

4   4   2

**Price:** \$1,860,000

**Method:** Private Sale

**Date:** 08/12/2023

**Property Type:** House

**Land Size:** 365 sqm approx