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 | cons | sumer.vic.go | v.au | /underquot | ting | | |
|-----------------|-------------------|------|--------------|------|-------------|------|--------|---------|
| Range betwee | \$1,780,000 | | & | | \$1,950,000 | | | |
| Median sale p | rice | | | | | | | |
| Median price | \$1,390,000 | Pro | operty Type | Hou | ise | | Suburb | Bulleen |
| Period - From | 01/10/2023 | to | 31/12/2023 | | So | urce | 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.

| Ad | dress 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





Frank Perri





Property Type: Divorce/Estate/Family Transfers Land Size: 834 sqm approx Agent Comments 8841 4888 0414 680 483 frankperri@jelliscraig.com.au

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)

18 Glenfern Av DONCASTER 3108 (REI)

2



Price: \$1,800,000 Method: Private Sale Date: 30/11/2023 Property Type: House Land Size: 363 sqm approx

4

Agent Comments

Agent Comments



Price: \$1,820,000 Method: Sold After Auction Date: 17/01/2024 Property Type: Townhouse (Res)

3



7 Marcus Rd TEMPLESTOWE LOWER 3107 (REI/VG)

VER 3107 Agent Comments



Price: \$1,860,000 Method: Private Sale Date: 08/12/2023 Property Type: House Land Size: 365 sqm approx

Account - Jellis Craig | P: 03 8841 4888 | F: 03 8841 4800



propertydata

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