

# 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

12b 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

\$1,950,000

&

\$2,050,000

### 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	12 Lincoln Dr BULLEEN 3105	\$2,100,000	16/03/2024
2			
3			

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:

09/04/2024 11:10

12b Lincoln Drive, Bulleen Vic 3105

**Jellis  
Craig**

Frank Perri

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**Indicative Selling Price**

\$1,950,000 - \$2,050,000

**Median House Price**

December quarter 2023: \$1,390,000



 5  3  2

**Property Type:** House

**Land Size:** 421 sqm approx

Agent Comments

## Comparable Properties



12 Lincoln Dr BULLEEN 3105 (REI)

Agent Comments

 5  3  2

**Price:** \$2,100,000

**Method:** Auction Sale

**Date:** 16/03/2024

**Property Type:** House (Res)

**Land Size:** 412 sqm approx

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.

Account - Jellis Craig | P: 03 8841 4888



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