

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

23 Lincoln Drive, Bulleen Vic 3105

Indicative selling price

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

Single price

\$1,208,000

Median sale price

Median price

\$1,416,000

Property Type

House

Suburb

Bulleen

Period - From

01/07/2024

to

30/09/2024

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 Vera St BULLEEN 3105	\$1,285,000	21/09/2024
2	11 Killarney Rd TEMPLESTOWE LOWER 3107	\$1,265,000	15/06/2024
3	8 Robert St BULLEEN 3105	\$1,150,000	18/05/2024

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:

12/10/2024 13:36

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Indicative Selling Price

\$1,208,000

Median House Price

September quarter 2024: \$1,416,000



 3  1  2

Property Type: House

Land Size: 600 sqm approx

Agent Comments

Comparable Properties



12 Vera St BULLEEN 3105 (REI)

Agent Comments

 3  1  2

Price: \$1,285,000

Method: Auction Sale

Date: 21/09/2024

Property Type: House (Res)

Land Size: 728 sqm approx



11 Killarney Rd TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 3  1  2

Price: \$1,265,000

Method: Auction Sale

Date: 15/06/2024

Property Type: House (Res)

Land Size: 629 sqm approx



8 Robert St BULLEEN 3105 (REI)

Agent Comments

 3  1  2

Price: \$1,150,000

Method: Auction Sale

Date: 18/05/2024

Property Type: House (Res)

Land Size: 628 sqm approx