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	3 Lincoln Drive, Bulleen Vic 3105

Indicative selling price

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

Single price $1,395,000

Median sale price

Median price $1,350,000 Property Type House Suburb Bulleen

Period - From 01/07/2023 to 30/06/2024 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	68 Latrobe St BULLEEN 3105	$1,243,000	07/09/2024
2	27 Flinders St BULLEEN 3105	$1,416,000	07/09/2024
3	1 Montgomery Pl BULLEEN 3105	$1,520,000	15/07/2024

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: 09/09/2024 09:30

3 Lincoln Drive, Bulleen Vic 3105



4 2 2

Rooms: 3
Property Type: House
Land Size: 630 sqm approx

Agent Comments

Indicative Selling Price
$1,395,000
Median House Price
Year ending June 2024: $1,350,000

Comparable Properties



68 Latrobe St BULLEEN 3105 (REI)

4 2 2

Price: $1,243,000
Method: Auction Sale
Date: 07/09/2024
Property Type: House (Res)
Land Size: 650 sqm approx

Agent Comments



27 Flinders St BULLEEN 3105 (REI)

3 2 2

Price: $1,416,000
Method: Auction Sale
Date: 07/09/2024
Property Type: House (Res)
Land Size: 557 sqm approx

Agent Comments



1 Montgomery Pl BULLEEN 3105 (REI/VG)

4 3 3

Price: $1,520,000
Method: Sold Before Auction
Date: 15/07/2024
Property Type: House (Res)
Land Size: 695 sqm approx

Agent Comments

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017

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