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	38 Lincoln Drive, Bulleen Vic 3105

Indicative selling price

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

Single price $1,000,000

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	18 Kandanga Gr BULLEEN 3105	$1,095,000	29/09/2024
2	51 Jacana Av TEMPLESTOWE LOWER 3107	$1,040,000	17/08/2024
3	15 Mangan St BULLEEN 3105	$936,000	15/06/2024

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: 17/10/2024 12:31

38 Lincoln Drive, Bulleen Vic 3105

Nelson Alexander



3 -

Property Type: House (Previously Occupied - Detached)
Land Size: 599 sqm approx

Agent Comments

Indicative Selling Price
$1,000,000
Median House Price
September quarter 2024: $1,416,000

Comparable Properties



18 Kandanga Gr BULLEEN 3105 (REI)

3 1 2

Price: $1,095,000
Method: Private Sale
Date: 29/09/2024
Property Type: House
Land Size: 604 sqm approx

Agent Comments



51 Jacana Av TEMPLESTOWE LOWER 3107 (REI)

3 2 -

Price: $1,040,000
Method: Auction Sale
Date: 17/08/2024
Property Type: House (Res)
Land Size: 725 sqm approx

Agent Comments



15 Mangan St BULLEEN 3105 (REI)

3 1 2

Price: $936,000
Method: Auction Sale
Date: 15/06/2024
Property Type: House (Res)
Land Size: 415 sqm approx

Agent Comments

Account - Nelson Alexander | P: 03 9490 2900 | F: 03 9497 1133

REIV THE DIFFERENCE | propertydata.com.au

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