

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

7/6 DI PALMA PLACE BUNDOORA VIC 3083

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$790,000

&

\$860,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$492,050

Property type

Unit

Suburb

Bundoora

Period-from

01 Feb 2024

to

31 Jan 2025

Source

Corelogic

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 6 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

10/11-19 DI PALMA PLACE BUNDOORA VIC 3083	\$835,000	05-Oct-24
2C GONELLA CRESCENT BUNDOORA VIC 3083	\$855,000	17-Apr-24
67 COPERNICUS CRESCENT BUNDOORA VIC 3083	\$785,000	20-Jul-24

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 6 months.~~

This Statement of Information was prepared on: 25 February 2025

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**10/11-19 DI PALMA PLACE
BUNDOORA VIC 3083**

 3  2  -

Sold Price **\$835,000** Sold Date **05-Oct-24**

Distance **0.08km**

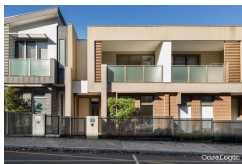


**2C GONELLA CRESCENT
BUNDOORA VIC 3083**

 3  3  2

Sold Price **\$855,000** Sold Date **17-Apr-24**

Distance **0.13km**



**67 COPERNICUS CRESCENT
BUNDOORA VIC 3083**

 3  2  2

Sold Price **\$785,000** Sold Date **20-Jul-24**

Distance **0.26km**

RS = Recent sale UN = Undisclosed Sale

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