Statement of Information Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

12 PALMERSTON AVENUE, BUNDOORA, VIC 3083

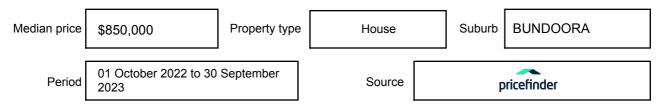
Indicative selling price

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

Price Range:

\$1,300,000 to \$1,400,000

Median sale price



Comparable property sales

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 VITIS DR, BUNDOORA, VIC 3083	\$1,145,000	27/05/2023
23 LEAHY DR, BUNDOORA, VIC 3083	*\$1,345,000	29/07/2023
81 LINACRE DR, BUNDOORA, VIC 3083	\$1,200,000	04/02/2023

This Statement of Information was prepared on: 04/

04/10/2023

