

## 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](https://consumer.vic.gov.au/underquoting)

Price Range:

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

### Median sale price

Median price

\$850,000

Property type

House

Suburb

BUNDOORA

Period

01 October 2022 to 30 September 2023

Source

pricfinder

### 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:

04/10/2023