

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	26 Palmatum Street, Sunbury, VIC 3429
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Indicative selling price

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

Price Range	\$620,000	&	\$640,000
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Median sale price

Median price	\$670,000	Property Type	House	Suburb	Sunbury (3429)
Period - From	01/10/2022	to	01/10/2023	Source	Realestate.com

Comparable property sales

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
22 PALMATUM STREET, SUNBURY VIC 3429	\$648,000	10/09/2023
27 TATARIAN ROAD, SUNBURY VIC 3429	\$686,000	27/09/2023
7 SENKAKI STREET, SUNBURY VIC 3429	\$650,000	17/10/2023

This Statement of Information was prepared on: 29/11/2023