

# 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

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range

\$620,000

&

\$640,000

### 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

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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