

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

7/46 Mitchells Lane Sunbury VIC 3429

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

\$375,000

&

\$385,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$431,000

Property type

Unit

Suburb

Sunbury

Period-from

01 Jan 2020

to

31 Dec 2020

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

34/42 Mitchells Lane Sunbury VIC 3429	\$405,000	24-Oct-20
1/99-101 Pasley Street Sunbury VIC 3429	\$410,000	17-Mar-20
5/58-60 Ligar Street Sunbury VIC 3429	\$395,000	04-Dec-19

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.~~

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34/42 Mitchells Lane Sunbury VIC 3429

Sold Price

\$405,000

Sold Date

24-Oct-20

 2  1  1

Distance

0.04km



1/99-101 Pasley Street Sunbury VIC 3429

Sold Price

\$410,000

Sold Date

17-Mar-20

 2  1  1

Distance

0.36km



5/58-60 Ligar Street Sunbury VIC 3429

Sold Price

\$395,000

Sold Date

04-Dec-19

 2  1  2

Distance

0.63km

RS = Recent sale

UN = Undisclosed Sale

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