

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

15/42 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$450,000

Property type

Unit

Suburb

Sunbury

Period-from

01 Mar 2021

to

28 Feb 2022

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

12/42 Mitchells Lane Sunbury VIC 3429	\$415,000	03-Dec-21
10/42 Mitchells Lane Sunbury VIC 3429	\$425,000	08-Oct-21
5/17A Cornish Street Sunbury VIC 3429	\$440,000	11-Oct-21

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.~~

This Statement of Information was prepared on: 05 March 2022



**12/42 Mitchells Lane Sunbury VIC
3429**

Sold Price

\$415,000

Sold Date

03-Dec-21

2

1

1

Distance

0.04km



**10/42 Mitchells Lane Sunbury VIC
3429**

Sold Price

\$425,000

Sold Date

08-Oct-21

2

1

1

Distance

0.06km



**5/17A Cornish Street Sunbury VIC
3429**

Sold Price

\$440,000

Sold Date

11-Oct-21

2

1

1

Distance

0.84km

RS = Recent sale

UN = Undisclosed Sale

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