

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

32/42 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

\$430,000

&

\$455,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$465,000

Property type

Unit

Suburb

Sunbury

Period-from

01 Feb 2023

to

31 Jan 2024

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

9/42 MITCHELLS LANE SUNBURY VIC 3429	\$432,000	02-Jan-24
5/70 ANDERSON ROAD SUNBURY VIC 3429	\$460,000	24-Sep-23
7/44-46 DARBYSHIRE STREET SUNBURY VIC 3429	\$460,000	15-Sep-23

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: 07 February 2024



**9/42 MITCHELLS LANE SUNBURY
VIC 3429**

3 1 1

Sold Price

^{RS} **\$432,000**

Sold Date **02-Jan-24**

Distance **0.03km**



**5/70 ANDERSON ROAD SUNBURY
VIC 3429**

2 1 1

Sold Price

\$460,000

Sold Date **24-Sep-23**

Distance **0.34km**



**7/44-46 DARBYSHIRE STREET
SUNBURY VIC 3429**

2 1 1

Sold Price

Sold Date **15-Sep-23**

Distance **0.81km**

RS = Recent sale **UN** = Undisclosed Sale

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