

## 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

10/46 MITCHELLS LANE SUNBURY VIC 3429

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$445,000

&

\$485,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$493,500

Property type

Unit

Suburb

Sunbury

Period-from

01 Jan 2024

to

31 Dec 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

3/48 BARKLY STREET SUNBURY VIC 3429	\$452,000	10-Sep-24
1/48 BARKLY STREET SUNBURY VIC 3429	\$475,000	27-Aug-24
7/60-62 BROOK STREET SUNBURY VIC 3429	\$480,000	13-May-24

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: 17 January 2025



**3/48 BARKLY STREET SUNBURY  
VIC 3429**

2 1 1

Sold Price **\$452,000** Sold Date **10-Sep-24**

Distance **1.18km**



**1/48 BARKLY STREET SUNBURY  
VIC 3429**

2 1 1

Sold Price **\$475,000** Sold Date **27-Aug-24**

Distance **1.21km**



**7/60-62 BROOK STREET SUNBURY  
VIC 3429**

2 1 1

Sold Price **\$480,000** Sold Date **13-May-24**

Distance **1.48km**

RS = Recent sale      UN = Undisclosed Sale

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