

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

6/179 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

\$480,000

&

\$499,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$427,500

Property type

Unit

Suburb

Sunbury

Period-from

01 Feb 2020

to

31 Jan 2021

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

2 Whitty Lane Sunbury VIC 3429	\$490,000	18-Jan-21
2/8 Gabbo Court Sunbury VIC 3429	\$460,000	24-Dec-20
1/30 Ligar Street Sunbury VIC 3429	\$495,000	11-Aug-20

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: 02 February 2021

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2 Whitty Lane Sunbury VIC 3429

Sold Price

^{RS} **\$490,000**

Sold Date

18-Jan-21

 3  2  2

Distance

0.49km



2/8 Gabbo Court Sunbury VIC 3429

Sold Price

^{RS} **\$460,000**

Sold Date

24-Dec-20

 3  1  2

Distance

0.75km



1/30 Ligar Street Sunbury VIC 3429

Sold Price

\$495,000

Sold Date

11-Aug-20

 3  1  2

Distance

1.91km

RS = Recent sale

UN = Undisclosed Sale

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