

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

16/42 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

\$420,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$452,500

Property type

Unit

Suburb

Sunbury

Period-from

01 Aug 2021

to

31 Jul 2022

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

2/21 BATMAN AVENUE SUNBURY VIC 3429	390000	17-Jun-22
4/3-5 ANDERSON ROAD SUNBURY VIC 3429	450000	12-May-22
28/42 MITCHELLS LANE SUNBURY VIC 3429	460000	02-May-22

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 31 August 2022


**2/21 BATMAN AVENUE SUNBURY
VIC 3429**

Sold Price

390000

Sold Date

17-Jun-22
 2  1  1

Distance

0.33km

**4/3-5 ANDERSON ROAD SUNBURY
VIC 3429**

Sold Price

450000

Sold Date

12-May-22
 3  1  1

Distance

0.88km

**28/42 MITCHELLS LANE SUNBURY
VIC 3429**

Sold Price

460000

Sold Date

02-May-22
 3  1  1

Distance

0.06km
RS = Recent sale

UN = Undisclosed Sale

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