

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

3/48 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

\$535,000

&

\$555,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$645,000

Property type

House

Suburb

Sunbury

Period-from

01 Feb 2024

to

31 Jan 2025

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

1/48 MITCHELLS LANE SUNBURY VIC 3429	\$560,000	23-Jan-25
1/63 ANDERSON ROAD SUNBURY VIC 3429	\$591,000	24-Oct-24
8/50 DARBYSHIRE STREET SUNBURY VIC 3429	\$585,000	04-Sep-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: 03 February 2025

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1/48 MITCHELLS LANE SUNBURY
VIC 3429

3 2 1

Sold Price

^{RS} \$560,000

Sold Date

23-Jan-25

Distance

0.03km



1/63 ANDERSON ROAD SUNBURY
VIC 3429

3 2 1

Sold Price

\$591,000

Sold Date

24-Oct-24

Distance

0.48km



8/50 DARBYSHIRE STREET
SUNBURY VIC 3429

3 2 2

Sold Price

\$585,000

Sold Date

04-Sep-24

Distance

0.86km

RS = Recent sale

UN = Undisclosed Sale

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