

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

10/42 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

\$395,000

&

\$425,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$440,000

Property type

Unit

Suburb

Sunbury

Period-from

01 Sep 2020

to

31 Aug 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

11/42 Mitchells Lane Sunbury VIC 3429	\$407,500	28-May-21
25/42 Mitchells Lane Sunbury VIC 3429	\$405,000	23-Apr-21
4/70 Anderson Road Sunbury VIC 3429	\$445,000	25-Mar-21

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: 22 September 2021

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11/42 Mitchells Lane Sunbury VIC 3429

Sold Price

\$407,500

Sold Date

28-May-21

2

1

1

Distance

0.01km



25/42 Mitchells Lane Sunbury VIC 3429

Sold Price

\$405,000

Sold Date

23-Apr-21

2

1

1

Distance

0.06km



4/70 Anderson Road Sunbury VIC 3429

Sold Price

\$445,000

Sold Date

25-Mar-21

2

1

1

Distance

0.32km

RS = Recent sale

UN = Undisclosed Sale

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