

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

9/46 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

\$340,000

&

\$359,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$430,000

Property type

Unit

Suburb

Sunbury

Period-from

01 Sep 2019

to

31 Aug 2020

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

3/73 Anderson Road Sunbury VIC 3429	\$315,000	22-May-20
79/45 Cornish Street Sunbury VIC 3429	\$345,000	09-Apr-20
5/14 Oshanassy Street Sunbury VIC 3429	\$342,000	15-May-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: 30 September 2020



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**3/73 Anderson Road Sunbury VIC
3429**

1 1 1

Sold Price

\$315,000

Sold Date **22-May-20**

Distance **0.35km**



**79/45 Cornish Street Sunbury VIC
3429**

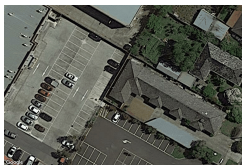
2 1 1

Sold Price

\$345,000

Sold Date **09-Apr-20**

Distance **0.89km**



**5/14 Oshanassy Street Sunbury VIC
3429**

2 1 -

Sold Price

\$342,000

Sold Date **15-May-20**

Distance **1.4km**

RS = Recent sale

UN = Undisclosed Sale

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