

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

17/42 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

\$400,000

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$467,500

Property type

Unit

Suburb

Sunbury

Period-from

01 Oct 2021

to

30 Sep 2022

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

24/42 MITCHELLS LANE SUNBURY VIC 3429	\$408,000	10-Oct-22
15/42 MITCHELLS LANE SUNBURY VIC 3429	\$410,000	21-Mar-22

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: 21 October 2022



**24/42 MITCHELLS LANE SUNBURY
VIC 3429**

Sold Price

^{RS} **\$408,000** ^{UN}

Sold Date

10-Oct-22

 2

 1

 1

Distance

0.02km



**15/42 MITCHELLS LANE SUNBURY
VIC 3429**

Sold Price

\$410,000

Sold Date

21-Mar-22

 2

 1

 1

Distance

0.03km

RS = Recent sale

UN = Undisclosed Sale

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