

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

\$530,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

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

5/3-5 ANDERSON ROAD SUNBURY VIC 3429	\$530,000	18-Sep-24
1/32 REGHON DRIVE SUNBURY VIC 3429	\$547,000	03-Feb-25
5/8 PADS WAY SUNBURY VIC 3429	\$540,000	25-May-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: 16 February 2025



5/3-5 ANDERSON ROAD SUNBURY VIC 3429 Sold Price \$530,000 Sold Date 18-Sep-24

3 1 1

Distance 1.05km



1/32 REGHON DRIVE SUNBURY VIC 3429 Sold Price ^{RS} \$547,000 Sold Date 03-Feb-25

3 2 1

Distance 1.16km



5/8 PADS WAY SUNBURY VIC 3429 Sold Price \$540,000 Sold Date 25-May-24

3 2 1

Distance 1.96km

RS = Recent sale

UN = Undisclosed Sale

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