

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

1/48 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

\$579,000

&

\$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Sunbury

Period-from

01 Feb 2023

to

31 Jan 2024

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

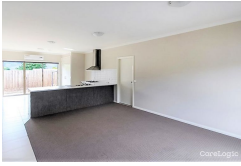
Date of sale

8/42 MITCHELLS LANE SUNBURY VIC 3429	\$408,000	14-Sep-23
3/64 ANDERSON ROAD SUNBURY VIC 3429	\$650,000	08-Sep-23
16/42 MITCHELLS LANE SUNBURY VIC 3429	\$442,000	14-Nov-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: 08 February 2024



**8/42 MITCHELLS LANE SUNBURY
VIC 3429**

2 1 1

Sold Price **\$408,000** Sold Date **14-Sep-23**

Distance **0.11km**



**3/64 ANDERSON ROAD SUNBURY
VIC 3429**

3 2 1

Sold Price **\$650,000** Sold Date **08-Sep-23**

Distance **0.55km**



**16/42 MITCHELLS LANE SUNBURY
VIC 3429**

3 1 1

Sold Price **\$442,000** Sold Date **14-Nov-22**

Distance **0.2km**

RS = Recent sale UN = Undisclosed Sale

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