

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

13/42 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

\$472,500

Property type

Unit

Suburb

Sunbury

Period-from

01 Nov 2022

to

31 Oct 2023

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	13-Sep-23
4/95-97 PASLEY STREET SUNBURY VIC 3429	\$415,000	02-Aug-23
28-30 DARBYSHIRE STREET SUNBURY VIC 3429	\$430,000	02-Oct-23

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: 14 November 2023



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

2 1 1

Sold Price

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

Sold Date **13-Sep-23**

Distance **0.06km**



**4/95-97 PASLEY STREET
SUNBURY VIC 3429**

2 1 1

Sold Price

\$415,000

Sold Date **02-Aug-23**

Distance **0.36km**



**28-30 DARBYSHIRE STREET
SUNBURY VIC 3429**

2 1 1

Sold Price

^{RS} **\$430,000**

Sold Date **02-Oct-23**

Distance **0.87km**

RS = Recent sale

UN = Undisclosed Sale

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