

## 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](http://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

\$465,000

Property type

Unit

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

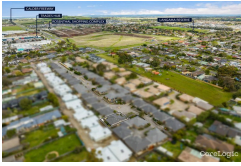
Date of sale

16/42 MITCHELLS LANE SUNBURY VIC 3429	\$442,000	14-Nov-22
6/64 ANDERSON ROAD SUNBURY VIC 3429	\$550,000	13-Sep-22
8/42-44 PASLEY STREET SUNBURY VIC 3429	\$472,500	31-Mar-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: 08 February 2024



**16/42 MITCHELLS LANE SUNBURY VIC 3429** Sold Price **\$442,000** Sold Date **14-Nov-22**

3 1 1

Distance **0.2km**



**6/64 ANDERSON ROAD SUNBURY VIC 3429** Sold Price **\$550,000** Sold Date **13-Sep-22**

3 2 1

Distance **0.53km**



**8/42-44 PASLEY STREET SUNBURY VIC 3429** Sold Price **\$472,500** Sold Date **31-Mar-23**

3 2 1

Distance **0.95km**

RS = Recent sale      UN = Undisclosed Sale

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