

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

24/42 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

\$390,000

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$467,500

Property type

Unit

Suburb

Sunbury

Period-from

01 Aug 2021

to

31 Jul 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

15/42 MITCHELLS LANE SUNBURY VIC 3429	\$410,000	21-Mar-22
2/21 BATMAN AVENUE SUNBURY VIC 3429	\$390,000	27-Jun-22
50/6-16 ANDERSON ROAD SUNBURY VIC 3429	\$419,900	15-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: 24 August 2022


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

2 1 1

Sold Price

\$410,000

Sold Date

21-Mar-22

Distance

0.03km
**2/21 BATMAN AVENUE SUNBURY
VIC 3429**

2 1 1

Sold Price

RS

\$390,000

Sold Date

27-Jun-22

Distance

0.31km
**50/6-16 ANDERSON ROAD
SUNBURY VIC 3429**

2 1 -

Sold Price

\$419,900

Sold Date

15-Mar-22

Distance

0.82km

RS = Recent sale

UN = Undisclosed Sale

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