

## 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

34/42 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

\$390,000

&

\$420,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$430,000

Property type

Unit

Suburb

Sunbury

Period-from

01 Oct 2019

to

30 Sep 2020

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

3/172 Oshanassy Street Sunbury VIC 3429	\$393,000	01-Jun-20
1/19 Cornish Street Sunbury VIC 3429	\$445,000	06-Aug-20
1/31 Pasley Street Sunbury VIC 3429	\$395,000	14-Apr-20

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: 07 October 2020



**3/172 Oshanassy Street Sunbury  
VIC 3429**

2 1 1

Sold Price **\$393,000** Sold Date **01-Jun-20**

Distance **0.88km**



**1/19 Cornish Street Sunbury VIC  
3429**

2 1 1

Sold Price <sup>RS</sup> **\$445,000** Sold Date **06-Aug-20**

Distance **1km**



**1/31 Pasley Street Sunbury VIC  
3429**

2 1 1

Sold Price **\$395,000** Sold Date **14-Apr-20**

Distance **1.02km**

RS = Recent sale

UN = Undisclosed Sale

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