

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

7/46 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

\$365,000

&

\$395,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$395,000

Property type

Unit

Suburb

Sunbury

Period-from

01 Jan 2019

to

31 Dec 2019

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

2/95-97 Pasley Street Sunbury VIC 3429	\$385,000	29-Jun-19
4/95-97 Pasley Street Sunbury VIC 3429	\$385,000	25-Oct-19
3/178 Oshanassy Street Sunbury VIC 3429	\$395,000	12-Aug-19

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.~~

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2/95-97 Pasley Street Sunbury VIC 3429

 2  1  1

Sold Price

\$385,000

Sold Date

29-Jun-19

Distance

0.39km



4/95-97 Pasley Street Sunbury VIC 3429

 2  1  1

Sold Price

Sold Date

25-Oct-19

Distance

0.41km



3/178 Oshanassy Street Sunbury VIC 3429

 2  1  1

Sold Price

\$395,000

Sold Date

12-Aug-19

Distance

0.87km



5 Healy Avenue Sunbury VIC 3429

 3  2  1

Sold Price

\$462,000

Sold Date

28-Oct-19

Distance

1.25km

RS = Recent sale

UN = Undisclosed Sale

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