

## 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

2/46 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

\$450,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$427,500

Property type

Unit

Suburb

Sunbury

Period-from

01 Jan 2020

to

31 Dec 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

9/44-46 Darbyshire Street Sunbury VIC 3429	\$477,000	31-Mar-20
1/17A Cornish Street Sunbury VIC 3429	\$480,000	23-Mar-20
1/30 Ligar Street Sunbury VIC 3429	\$495,000	11-Aug-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: 27 January 2021



**9/44-46 Darbyshire Street Sunbury VIC 3429** Sold Price **\$477,000** Sold Date **31-Mar-20**  
 Distance **0.87km**  
 3 2 1



**1/17A Cornish Street Sunbury VIC 3429** Sold Price **\$480,000** Sold Date **23-Mar-20**  
 Distance **1.03km**  
 3 1 2



**1/30 Ligar Street Sunbury VIC 3429** Sold Price **\$495,000** Sold Date **11-Aug-20**  
 Distance **1.04km**  
 3 1 2



**1/61 Charter Road West Sunbury VIC 3429** Sold Price **\$490,000** Sold Date **05-Feb-20**  
 Distance **1.49km**  
 3 2 2

RS = Recent sale      UN = Undisclosed Sale

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