

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

2013/33 MACKENZIE STREET MELBOURNE VIC 3000

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

\$320,000

&

\$330,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$409,999

Property type

Unit

Suburb

Melbourne

Period-from

01 Dec 2022

to

30 Nov 2023

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

2313/23 MACKENZIE STREET MELBOURNE VIC 3000	\$342,500	17-Jul-23
1113/33 MACKENZIE STREET MELBOURNE VIC 3000	\$307,000	14-Sep-23
1714/33 MACKENZIE STREET MELBOURNE VIC 3000	\$373,000	22-Jun-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: 04 December 2023



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**2313/23 MACKENZIE STREET
MELBOURNE VIC 3000**

1 1 1

Sold Price **\$342,500** Sold Date **17-Jul-23**

Distance **0.05km**



**1113/33 MACKENZIE STREET
MELBOURNE VIC 3000**

1 1 -

Sold Price **\$307,000** Sold Date **14-Sep-23**

Distance **0km**



**1714/33 MACKENZIE STREET
MELBOURNE VIC 3000**

1 1 1

Sold Price **\$373,000** Sold Date **22-Jun-23**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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