

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

1410/33 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

\$495,000

&

\$525,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,750

Property type

Unit

Suburb

Melbourne

Period-from

01 Apr 2023

to

31 Mar 2024

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

| | | |
|--|-----------|-----------|
| 1001/340 RUSSELL STREET MELBOURNE VIC 3000 | \$545,000 | 26-Mar-24 |
| 1803/22-24 JANE BELL LANE MELBOURNE VIC 3000 | \$703,000 | 25-Mar-24 |
| 3502/483 SWANSTON STREET MELBOURNE VIC 3000 | \$600,000 | 26-Feb-24 |

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: 12 April 2024

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**1001/340 RUSSELL STREET
MELBOURNE VIC 3000**

2 1 1

Sold Price ^{RS} **\$545,000** Sold Date **26-Mar-24**

Distance **0.07km**

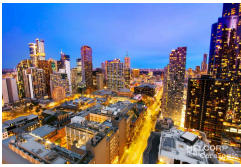


**1803/22-24 JANE BELL LANE
MELBOURNE VIC 3000**

2 1 1

Sold Price ^{RS} **\$703,000**^{UN} Sold Date **25-Mar-24**

Distance **0.26km**



**3502/483 SWANSTON STREET
MELBOURNE VIC 3000**

2 1 1

Sold Price ^{RS} **\$600,000**^{UN} Sold Date **26-Feb-24**

Distance **0.41km**

RS = Recent sale

UN = Undisclosed Sale

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