

## 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

2405/33 MACKENZIE STREET MELBOURNE VIC 3000

### 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

\$399,000

&

\$438,900

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$429,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Dec 2021

to

30 Nov 2022

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

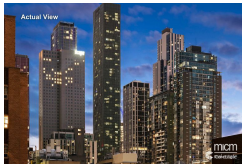
Date of sale

|   |           |           |
|---|-----------|-----------|
| 412/33 MACKENZIE STREET MELBOURNE VIC 3000  | \$415,000 | 05-Jul-22 |
| 1201/33 MACKENZIE STREET MELBOURNE VIC 3000 | \$402,000 | 26-Jun-22 |
| 2401/33 MACKENZIE STREET MELBOURNE VIC 3000 | \$412,000 | 28-Jul-22 |

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: 06 December 2022



#### 412/33 MACKENZIE STREET MELBOURNE VIC 3000

2 1 -

Sold Price

**\$415,000**

Sold Date

**05-Jul-22**

Distance

**0km**



#### 1201/33 MACKENZIE STREET MELBOURNE VIC 3000

2 1 -

Sold Price

**\$402,000**

Sold Date

**26-Jun-22**

Distance

**0km**



#### 2401/33 MACKENZIE STREET MELBOURNE VIC 3000

2 1 -

Sold Price

**\$412,000**

Sold Date

**28-Jul-22**

Distance

**0km**

RS = Recent sale

UN = Undisclosed Sale

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