

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

1508/33 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

\$538,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$421,500

Property type

Unit

Suburb

Melbourne

Period-from

01 Aug 2021

to

31 Jul 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

1008/68 LA TROBE STREET MELBOURNE VIC 3000	\$520,000	08-Jul-22
1914/22-24 JANE BELL LANE MELBOURNE VIC 3000	\$540,000	18-Jun-22
65/33-47 LA TROBE STREET MELBOURNE VIC 3000	\$710,000	08-Jun-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: 22 August 2022

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**1008/68 LA TROBE STREET
MELBOURNE VIC 3000**

2 1 1

Sold Price **\$520,000** Sold Date **08-Jul-22**

Distance **0.06km**



**1914/22-24 JANE BELL LANE
MELBOURNE VIC 3000**

2 1 1

Sold Price **\$540,000** Sold Date **18-Jun-22**

Distance **0.26km**



**65/33-47 LA TROBE STREET
MELBOURNE VIC 3000**

2 1 1

Sold Price **\$710,000** Sold Date **08-Jun-22**

Distance **0.3km**

RS = Recent sale **UN** = Undisclosed Sale

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