

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

2404/33 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

\$560,000

or range
between

&

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

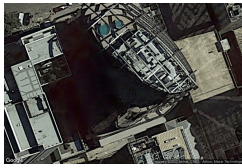
3009/23 MACKENZIE STREET MELBOURNE VIC 3000	\$898,000	13-Oct-22
2111/555 SWANSTON STREET CARLTON VIC 3053	\$583,000	11-Nov-22
6310/462 ELIZABETH STREET MELBOURNE VIC 3000	\$588,000	21-Nov-22

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: 02 December 2022

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**3009/23 MACKENZIE STREET
MELBOURNE VIC 3000**

2 2 1

Sold Price **\$898,000** Sold Date **13-Oct-22**

Distance **0.05km**

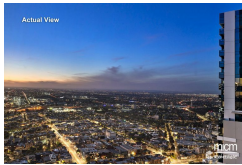


**2111/555 SWANSTON STREET
CARLTON VIC 3053**

2 2 1

Sold Price ^{RS} **\$583,000** Sold Date **11-Nov-22**

Distance **0.46km**



**6310/462 ELIZABETH STREET
MELBOURNE VIC 3000**

2 2 1

Sold Price ^{RS} **\$588,000** Sold Date **21-Nov-22**

Distance **0.55km**

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

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