

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

2514/33 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

\$370,000

&

\$390,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$409,999

Property type

Unit

Suburb

Melbourne

Period-from

01 Nov 2022

to

31 Oct 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

1007/33 MACKENZIE STREET MELBOURNE VIC 3000	\$385,000	14-Aug-23
1714/33 MACKENZIE STREET MELBOURNE VIC 3000	\$373,000	22-Jun-23
706/33 MACKENZIE STREET MELBOURNE VIC 3000	\$340,000	20-May-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: 05 November 2023



**1007/33 MACKENZIE STREET
MELBOURNE VIC 3000**

1 1 1

Sold Price

\$385,000

Sold Date **14-Aug-23**

Distance

0km



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

1 1 1

Sold Price

\$373,000

Sold Date **22-Jun-23**

Distance

0km



**706/33 MACKENZIE STREET
MELBOURNE VIC 3000**

1 1 -

Sold Price

\$340,000

Sold Date **20-May-23**

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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