

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	1509/33 Mackenzie Street, Melbourne Vic 3000
Including suburb and	
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between	\$455,000	&	\$500,500

Median sale price

Median price	\$567,500	Hou	se	Unit	Х	Suburb	Melbourne
Period - From	01/10/2017	to	31/12/2017		Source	REIV	

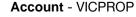
Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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 1 2907/33 Mackenzie St MELBOURNE 3000 \$510,000 26/10/2017 2 2908/33 Mackenzie St MELBOURNE 3000 \$505,000 20/09/2017 3 810/33 Mackenzie St MELBOURNE 3000 \$480,000 03/12/2017

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 six months.







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Indicative Selling Price \$455,000 - \$500,500 **Median Unit Price** December quarter 2017: \$567,500

Comparable Properties

2907/33 Mackenzie St MELBOURNE 3000 (VG) Agent Comments

Agent Comments

-2

Price: \$510,000 Method: Sale Date: 26/10/2017 Rooms: -

Property Type: Flat/Unit/Apartment (Res)

2908/33 Mackenzie St MELBOURNE 3000 (VG) Agent Comments

— 2





Price: \$505,000 Method: Sale Date: 20/09/2017 Rooms: -

Property Type: Flat/Unit/Apartment (Res)

810/33 Mackenzie St MELBOURNE 3000 (VG)

2





Price: \$480,000 Method: Sale Date: 03/12/2017 Rooms: -

Property Type: Flat/Unit/Apartment (Res)

Account - VICPROP





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