

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

1509/33 Mackenzie Street, Melbourne Vic 3000

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

House

Unit

X

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.



Rooms:
Property Type:
Agent Comments

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



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



Price: \$505,000

Method: Sale

Date: 20/09/2017

Rooms: -

Property Type: Flat/Unit/Apartment (Res)

810/33 Mackenzie St MELBOURNE 3000 (VG) Agent Comments



Price: \$480,000

Method: Sale

Date: 03/12/2017

Rooms: -

Property Type: Flat/Unit/Apartment (Res)