

## 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

1014/33 MACKENZIE STREET MELBOURNE VIC 3000

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$290,000

&

\$310,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$415,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jan 2023

to

31 Dec 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

2014/33 MACKENZIE STREET MELBOURNE VIC 3000	\$290,000	23-Nov-23
408/18 FINLAY PLACE CARLTON VIC 3053	\$300,000	08-Dec-23
2514/33 MACKENZIE STREET MELBOURNE VIC 3000	\$350,000	28-Nov-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: 23 January 2024



**2014/33 MACKENZIE STREET  
MELBOURNE VIC 3000**

1 1 -

Sold Price <sup>RS</sup> **\$290,000** <sup>UN</sup> Sold Date **23-Nov-23**

Distance **0.01km**



**408/18 FINLAY PLACE CARLTON  
VIC 3053**

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Sold Price <sup>RS</sup> **\$300,000** Sold Date **08-Dec-23**

Distance **0.44km**



**2514/33 MACKENZIE STREET  
MELBOURNE VIC 3000**

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Sold Price <sup>RS</sup> **\$350,000** <sup>UN</sup> Sold Date **28-Nov-23**

Distance **0km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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