

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

1514/33 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

\$330,000

&

\$350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Nov 2019

to

31 Oct 2020

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

510/11-17 Cohen Place Melbourne VIC 3000	\$335,000	31-Aug-20
55/24-38 Little Bourke Street Melbourne VIC 3000	\$385,000	20-Jun-20
607/33 Mackenzie Street Melbourne VIC 3000	\$364,000	03-Jun-20

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: 06 November 2020

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510/11-17 Cohen Place Melbourne VIC 3000

1 1 -

Sold Price

RS

\$335,000

Sold Date

31-Aug-20

Distance

0.4km



55/24-38 Little Bourke Street Melbourne VIC 3000

1 1 -

Sold Price

\$385,000

Sold Date

20-Jun-20

Distance

0.46km



607/33 Mackenzie Street Melbourne VIC 3000

1 1 -

Sold Price

\$364,000

Sold Date

03-Jun-20

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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