

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

2312/33 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

\$300,000

&

\$330,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Oct 2023

to

30 Sep 2024

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

609/518 SWANSTON STREET CARLTON VIC 3053	\$340,000	10-Sep-24
407/33 MACKENZIE STREET MELBOURNE VIC 3000	\$316,000	10-Jul-24
35/131-137 LONSDALE STREET MELBOURNE VIC 3000	\$325,000	25-Jun-24

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: 15 October 2024



**609/518 SWANSTON STREET
CARLTON VIC 3053**

1 1 -

Sold Price **\$340,000** Sold Date **10-Sep-24**

Distance **0.45km**

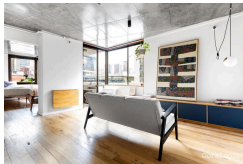


**407/33 MACKENZIE STREET
MELBOURNE VIC 3000**

1 1 -

Sold Price **\$316,000** Sold Date **10-Jul-24**

Distance **0km**



**35/131-137 LONSDALE STREET
MELBOURNE VIC 3000**

1 1 -

Sold Price **\$325,000** Sold Date **25-Jun-24**

Distance **0.38km**

RS = Recent sale

UN = Undisclosed Sale

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