

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

1907/33 Mackenzie Street, Melbourne Vic 3000

Indicative selling price

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

Single price \$550,000

Median sale price

Median price \$495,000 House Unit X Suburb Melbourne

Period - From 01/10/2016 to 30/09/2017 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	2908/33 Mackenzie St MELBOURNE 3000	\$505,000	20/09/2017
2	1609/33 Mackenzie St MELBOURNE 3000	\$500,000	13/07/2017
3	2309/33 Mackenzie St MELBOURNE 3000	\$445,000	15/09/2017

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
\$550,000

Median Unit Price
Year ending September 2017: \$495,000

Comparable Properties

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)

1609/33 Mackenzie St MELBOURNE 3000 (VG) Agent Comments



Price: \$500,000
Method: Sale
Date: 13/07/2017
Rooms: -
Property Type: Flat/Unit/Apartment (Res)



2309/33 Mackenzie St MELBOURNE 3000 (REI/VG)

Agent Comments



Price: \$445,000
Method: Private Sale
Date: 15/09/2017
Rooms: 3
Property Type: Apartment