

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

1213/33 Mackenzie Street, Melbourne Vic 3000

Indicative selling price

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

Single Price

\$400,000

Median sale price*

Median price

\$505,000

Property Type

Unit

Suburb

Melbourne

Period - From

28/12/2019

to

28/06/2020

Source

Property Data

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	11/668 Bourke St MELBOURNE 3000	\$450,000	16/04/2020
2	909/25 Wills St MELBOURNE 3000	\$425,000	20/04/2020
3	3401/120 Abeckett St MELBOURNE 3000	\$400,000	15/06/2020

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.~~

This Statement of Information was prepared on:

28/06/2020 22:42

1213/33 Mackenzie Street, Melbourne Vic 3000



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$400,000

Median Unit Price *

28/12/2019 - 28/06/2020: \$505,000

* Agent calculated median

Comparable Properties



11/668 Bourke St MELBOURNE 3000 (REI)

Agent Comments



Price: \$450,000

Method: Private Sale

Date: 16/04/2020

Property Type: Apartment



909/25 Wills St MELBOURNE 3000 (REI/VG)

Agent Comments



Price: \$425,000

Method: Private Sale

Date: 20/04/2020

Rooms: 2

Property Type: Apartment



3401/120 Abeckett St MELBOURNE 3000 (REI)

Agent Comments



Price: \$400,000

Method: Private Sale

Date: 15/06/2020

Property Type: Apartment

Account - Burnham | P: 03 9687 1344 | F: 03 9687 2044



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.