

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

902/33 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

\$450,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$425,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Oct 2021

to

30 Sep 2022

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

2603/36-40 LA TROBE STREET MELBOURNE VIC 3000	\$490,000	19-Sep-22
4703/318 RUSSELL STREET MELBOURNE VIC 3000	\$635,000	22-Aug-22
1508/33 MACKENZIE STREET MELBOURNE VIC 3000	\$502,000	06-Oct-22

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: 07 October 2022

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**2603/36-40 LA TROBE STREET
MELBOURNE VIC 3000**

2 1 -

Sold Price ^{RS} **\$490,000** ^{UN} Sold Date **19-Sep-22**

Distance **0.06km**



**4703/318 RUSSELL STREET
MELBOURNE VIC 3000**

2 1 -

Sold Price ^{RS} **\$635,000** Sold Date **22-Aug-22**

Distance **0.16km**



**1508/33 MACKENZIE STREET
MELBOURNE VIC 3000**

2 1 1

Sold Price ^{RS} **\$502,000** Sold Date **06-Oct-22**

Distance **0km**

RS = Recent sale **UN** = Undisclosed Sale

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