

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

512/33 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

\$510,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$425,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Feb 2022

to

31 Jan 2023

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

3/422-428 COLLINS STREET MELBOURNE VIC 3000	\$660,000	16-Dec-22
1709/668 BOURKE STREET MELBOURNE VIC 3000	\$540,000	03-Feb-23
911/620 COLLINS STREET MELBOURNE VIC 3000	\$560,000	30-Jan-23

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: 13 February 2023

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**3/422-428 COLLINS STREET
MELBOURNE VIC 3000**

2 1 1

Sold Price **\$660,000** Sold Date **16-Dec-22**

Distance **1.16km**



**1709/668 BOURKE STREET
MELBOURNE VIC 3000**

2 1 1

Sold Price ^{RS} **\$540,000** Sold Date **03-Feb-23**

Distance **1.47km**



**911/620 COLLINS STREET
MELBOURNE VIC 3000**

2 1 1

Sold Price ^{RS} **\$560,000** Sold Date **30-Jan-23**

Distance **1.63km**

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

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