

# 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 408/33 Mackenzie Street, Melbourne, VIC 3000

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range \$408,000 & \$430,000

### Median sale price

Median price \$600,000 Property Type Apartment Suburb Melbourne (3000)  
Period - From 08/08/2023 to 08/08/2024 Source REA

### Comparable property sales

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
910/33 MACKENZIE STREET, MELBOURNE VIC 3000	\$410,000	19/07/2024
704/483 SWANSTON STREET, MELBOURNE VIC 3000	\$430,000	13/05/2024
2816/555 SWANSTON STREET, CARLTON VIC 3053	\$428,000	18/05/2024

This Statement of Information was prepared on: 08/08/2024