

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 2511/33 Mackenzie Street, Melbourne Vic 3000

Indicative selling price

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

Range between \$496,000 & \$545,000

Median sale price

Median price \$535,200 Property Type Unit Suburb Melbourne

Period - From 23/02/2023 to 22/02/2024 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	604/33 Mackenzie St MELBOURNE 3000	\$530,000	01/12/2023
2	2904/318 Russell St MELBOURNE 3000	\$530,000	16/12/2023
3	3101/33 Mackenzie St MELBOURNE 3000	\$505,000	06/12/2023

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: 23/02/2024 12:05



 2
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  1

Property Type: Strata Unit/Flat

Land Size: 60 sqm approx

Agent Comments

Indicative Selling Price

\$496,000 - \$545,000

Median Unit Price

23/02/2023 - 22/02/2024: \$535,200

Comparable Properties



604/33 Mackenzie St MELBOURNE 3000 (REI/VG)

Agent Comments

 2
  2
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Price: \$530,000

Method: Private Sale

Date: 01/12/2023

Rooms: 3

Property Type: Apartment



2904/318 Russell St MELBOURNE 3000 (REI)

Agent Comments

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Price: \$530,000

Method: Private Sale

Date: 16/12/2023

Property Type: Apartment



3101/33 Mackenzie St MELBOURNE 3000 (REI)

Agent Comments

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Price: \$505,000

Method: Private Sale

Date: 06/12/2023

Property Type: Apartment

Account - VICPROP