# Statement of Information

# Single residential property located in the Melbourne metropolitan area

# Section 47AF of the Estate Agents Act 1980

Price

<b>Property</b>	offered	for sale
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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

#### Median sale price

Median price	\$535,200	Pro	perty 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

7,01	aress of comparable property	1 1100	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



Date of sale











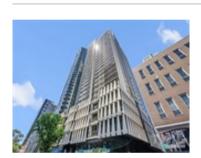
Property Type: Strata Unit/Flat Land Size: 60 sqm approx

**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) **--** 2







Price: \$530,000 Method: Private Sale Date: 01/12/2023

Rooms: 3

Property Type: Apartment

**Agent Comments** 











Price: \$530,000 Method: Private Sale Date: 16/12/2023

Property Type: Apartment





3101/33 Mackenzie St MELBOURNE 3000 (REI) Agent Comments

**-** 2





Price: \$505,000 Method: Private Sale Date: 06/12/2023

Property Type: Apartment

#### **Account - VICPROP**



