

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

1713/33 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

\$320,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$425,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jan 2022

to

31 Dec 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

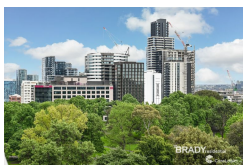
1315/33 MACKENZIE STREET MELBOURNE VIC 3000	\$312,500	13-Dec-22
807/601-611 LITTLE COLLINS STREET MELBOURNE VIC 3000	\$325,000	18-Jan-23
1003/25 WILLS STREET MELBOURNE VIC 3000	\$345,000	03-Jan-23

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: 24 January 2023

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	1315/33 MACKENZIE STREET MELBOURNE VIC 3000  1  1  -	Sold Price	RS \$312,500	Sold Date	13-Dec-22
				Distance	0km
	807/601-611 LITTLE COLLINS STREET MELBOURNE VIC 3000  1  1  -	Sold Price	RS \$325,000	Sold Date	18-Jan-23
				Distance	1.55km
	1003/25 WILLS STREET MELBOURNE VIC 3000  1  1  -	Sold Price	RS \$345,000	Sold Date	03-Jan-23
				Distance	0.94km

RS = Recent sale UN = Undisclosed Sale

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