

# 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

2912/ 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)

Range between \$260,000 & \$286,000

### Median sale price

Median price \$501,500 Property type Unit Suburb Melbourne 3000

Period - From 22/03/2021 To 22/02/2022 Source Propertydata.com.au

### Comparable property sales

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	507/ 339 Bourke Street, Melbourne 3000	\$282,000	27/01/2022
2	3516/ 350 William Street, Melbourne 3000	\$255,000	16/11/2021
3	401/ 343 Little Collins Street, Melbourne 3000	\$276,670	09/11/2021

This Statement of Information was prepared on: 22<sup>nd</sup> March 2022