

## 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

12/61 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$600,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Dec 2019

to

30 Nov 2020

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

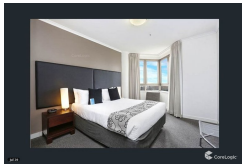
Date of sale

|                                                   |           |           |
|---------------------------------------------------|-----------|-----------|
| 1305/333-351 Exhibition Street Melbourne VIC 3000 | \$640,000 | 23-Jul-20 |
| 5111/135 Abeckett Street Melbourne VIC 3000       | \$643,000 | 23-Oct-20 |
| 507/238-244 Flinders Lane Melbourne VIC 3000      | \$677,000 | 20-Nov-20 |

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: 10 December 2020



**1305/333-351 Exhibition Street  
Melbourne VIC 3000**

2 2 1

Sold Price

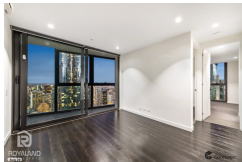
**\$640,000**

Sold Date

**23-Jul-20**

Distance

**0.14km**



**5111/135 Abeckett Street Melbourne  
VIC 3000**

2 2 1

Sold Price

**\$643,000**

Sold Date

**23-Oct-20**

Distance

**0.62km**



**507/238-244 Flinders Lane  
Melbourne VIC 3000**

2 2 1

Sold Price

<sup>RS</sup> **\$677,000**

Sold Date

**20-Nov-20**

Distance

**0.92km**

RS = Recent sale

UN = Undisclosed Sale

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