

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	407/33 Mackenzie Street, Melbourne, VIC 3000
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Indicative selling price

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

Price Range	\$330,000	&	\$345,000
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Median sale price

Median price	\$519,000	Property Type	Apartment	Suburb	Melbourne (3000)
Period - From	01/03/2023	to	29/02/2024	Source	realestate.com.au

Comparable property sales

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
606/33 MACKENZIE STREET, MELBOURNE VIC 3000	\$370,000	26/03/2024
3502/350 WILLIAM STREET, MELBOURNE VIC 3000	\$370,000	18/03/2024
1002/225 ELIZABETH STREET, MELBOURNE VIC 3000	\$330,000	21/02/2024

This Statement of Information was prepared on: 27/03/2024