

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

2611/33 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

\$470,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$427,500

Property type

Unit

Suburb

Melbourne

Period-from

01 May 2022

to

30 Apr 2023

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

3505/135 A'BECKETT STREET MELBOURNE VIC 3000	\$485,000	03-May-23
604/225 ELIZABETH STREET MELBOURNE VIC 3000	\$567,500	02-May-23
3703/285 LA TROBE STREET MELBOURNE VIC 3000	\$460,000	19-Apr-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: 15 May 2023

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**3505/135 A'BECKETT STREET
MELBOURNE VIC 3000**

2 1 -

Sold Price

^{RS} **\$485,000**

Sold Date **03-May-23**

Distance **0.67km**



**604/225 ELIZABETH STREET
MELBOURNE VIC 3000**

2 1 -

Sold Price

^{RS} **\$567,500**

Sold Date **02-May-23**

Distance **0.72km**



**3703/285 LA TROBE STREET
MELBOURNE VIC 3000**

2 1 -

Sold Price

^{RS} **\$460,000**

Sold Date **19-Apr-23**

Distance **0.62km**

RS = Recent sale **UN** = Undisclosed Sale

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