

## 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

715/33 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$290,000

&

\$300,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Apr 2021

to

31 Mar 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

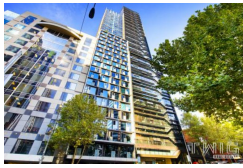
Date of sale

1505/315-321 LA TROBE STREET MELBOURNE VIC 3000	\$295,000	23-Dec-21
1807/5 SUTHERLAND STREET MELBOURNE VIC 3000	\$300,000	08-Nov-21
514/33 MACKENZIE STREET MELBOURNE VIC 3000	\$298,000	08-Mar-22

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: 22 April 2022

**1505/315-321 LA TROBE STREET  
MELBOURNE VIC 3000**

1 1 -

Sold Price

**\$295,000**

Sold Date

**23-Dec-21**

Distance

**0.7km****1807/5 SUTHERLAND STREET  
MELBOURNE VIC 3000**

1 1 -

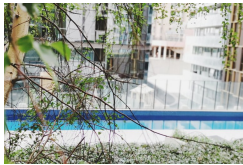
Sold Price

**\$300,000**

Sold Date

**08-Nov-21**

Distance

**0.67km****514/33 MACKENZIE STREET  
MELBOURNE VIC 3000**

1 1 -

Sold Price

**\$298,000**

Sold Date

**08-Mar-22**

Distance

**-**

RS = Recent sale

UN = Undisclosed Sale

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