

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

509/33 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

or range
between

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Oct 2023

to

30 Sep 2024

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

1205/54-64 A'BECKETT STREET MELBOURNE VIC 3000	\$437,000	01-Oct-24
2015/135 A'BECKETT STREET MELBOURNE VIC 3000	\$420,000	01-May-24
1112/33 MACKENZIE STREET MELBOURNE VIC 3000	\$447,000	04-Oct-24

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: 23 October 2024



**1205/54-64 A'BECKETT STREET
MELBOURNE VIC 3000**

2 1 -

Sold Price

^{RS}

\$437,000

Sold Date

01-Oct-24

Distance

-



**2015/135 A'BECKETT STREET
MELBOURNE VIC 3000**

2 1 -

Sold Price

\$420,000

Sold Date

01-May-24

Distance

0.67km



**1112/33 MACKENZIE STREET
MELBOURNE VIC 3000**

2 1 -

Sold Price

^{RS}

\$447,000

Sold Date

04-Oct-24

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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