

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

1501/33 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

\$485,000

&

\$515,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$409,999

Property type

Unit

Suburb

Melbourne

Period-from

01 Sep 2022

to

31 Aug 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

LEVEL 6-18/333-351 EXHIBITION STREET MELBOURNE VIC 3000	520000	01-Jul-23
1701/33 MACKENZIE STREET MELBOURNE VIC 3000	515000	05-Apr-23
502/33 MACKENZIE STREET MELBOURNE VIC 3000	500000	26-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: 22 September 2023



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LEVEL 6-18/333-351 EXHIBITION STREET MELBOURNE VIC 3000

2 1 1

Sold Price

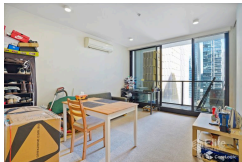
520000

Sold Date

01-Jul-23

Distance

0.08km



1701/33 MACKENZIE STREET MELBOURNE VIC 3000

2 1 1

Sold Price

515000

Sold Date

05-Apr-23

Distance

-



502/33 MACKENZIE STREET MELBOURNE VIC 3000

2 1 1

Sold Price

500000

Sold Date

26-Apr-23

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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