

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

1701/33 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

\$495,000

&

\$535,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$434,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Feb 2022

to

31 Jan 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

1508/33 MACKENZIE STREET MELBOURNE VIC 3000	\$502,000	30-Sep-22
2403/33 MACKENZIE STREET MELBOURNE VIC 3000	\$538,000	17-Dec-22
2304/33 MACKENZIE STREET MELBOURNE VIC 3000	\$535,000	02-Dec-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.~~

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**1508/33 MACKENZIE STREET
MELBOURNE VIC 3000**

2 1 1

Sold Price **\$502,000** Sold Date **30-Sep-22**

Distance **0km**



**2403/33 MACKENZIE STREET
MELBOURNE VIC 3000**

2 2 1

Sold Price **\$538,000** Sold Date **17-Dec-22**

Distance **0km**



**2304/33 MACKENZIE STREET
MELBOURNE VIC 3000**

2 2 -

Sold Price **\$535,000** Sold Date **02-Dec-22**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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