

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

2513/33 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

\$300,000

&

\$330,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$400,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jun 2024

to

31 May 2025

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

776/488 SWANSTON STREET CARLTON VIC 3053	\$330,000	17-Mar-25
3002/315-321 LA TROBE STREET MELBOURNE VIC 3000	\$315,000	17-Feb-25
503/318 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$300,000	01-May-25

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: 10 June 2025



**776/488 SWANSTON STREET
CARLTON VIC 3053**

1 1 1

Sold Price **\$330,000** Sold Date **17-Mar-25**

Distance **0.39km**



**3002/315-321 LA TROBE STREET
MELBOURNE VIC 3000**

1 1 -

Sold Price **\$315,000** Sold Date **17-Feb-25**

Distance **0.71km**



**503/318 LITTLE LONSDALE
STREET MELBOURNE VIC 3000**

1 1 1

Sold Price **\$300,000** Sold Date **01-May-25**

Distance **0.72km**

RS = Recent sale

UN = Undisclosed Sale

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