### 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	915/33 Mackenzie Street, Melbourne Vic 3000
postcode	

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$325,000

#### Median sale price

Median price	\$495,000	Hou	ISC	Unit	х	Suburb	Melbourne
Period - From	01/10/2016	to	30/09/2017		Source	REIV	

#### 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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	2612/181 Abeckett St MELBOURNE 3000	\$325,000	04/08/2017
2	302/57 Flinders La MELBOURNE 3000	\$325,000	27/08/2017
3	812/6 Leicester St CARLTON 3053	\$317,000	29/08/2017

#### 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 six months.

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## 915/33 Mackenzie Street, Melbourne Vic 3000





Rooms:

Property Type: Strata Unit/Flat

**Agent Comments** 

**Indicative Selling Price** \$325,000 **Median Unit Price** Year ending September 2017: \$495,000

# Comparable Properties



2612/181 Abeckett St MELBOURNE 3000 (REI/VG)





Price: \$325.000 Method: Private Sale Date: 04/08/2017

Rooms: 2

Property Type: Apartment

Agent Comments

302/57 Flinders La MELBOURNE 3000 (REI)





Price: \$325,000 Method: Private Sale Date: 27/08/2017 Rooms: 2

Property Type: Apartment

**Agent Comments** 



812/6 Leicester St CARLTON 3053 (REI/VG)





Price: \$317,000 Method: Private Sale Date: 29/08/2017

Property Type: Apartment Land Size: 43 sqm approx **Agent Comments** 

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.