

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 915/33 Mackenzie Street, Melbourne Vic 3000

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 House Unit X 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.

	Address 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.~~

915/33 Mackenzie Street, Melbourne Vic 3000



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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)

Agent Comments

1 1 -

Price: \$325,000

Method: Private Sale

Date: 04/08/2017

Rooms: 2

Property Type: Apartment



302/57 Flinders La MELBOURNE 3000 (REI)

Agent Comments

1 1 -

Price: \$325,000

Method: Private Sale

Date: 27/08/2017

Rooms: 2

Property Type: Apartment



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

Agent Comments

1 1 -

Price: \$317,000

Method: Private Sale

Date: 29/08/2017

Rooms: 2

Property Type: Apartment

Land Size: 43 sqm approx