

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

1810/33 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

\$450,000

&

\$470,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$459,000

Property type

Unit

Suburb

Melbourne

Period-from

01 May 2020

to

30 Apr 2021

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

2819/555 Swanston Street Carlton VIC 3053	\$450,000	24-Feb-21
406/422-428 Collins Street Melbourne VIC 3000	\$467,500	30-Apr-21
3710/220 Spencer Street Melbourne VIC 3000	\$460,000	09-Jan-21

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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**2819/555 Swanston Street Carlton
VIC 3053**

2 1 -

Sold Price

\$450,000

Sold Date

24-Feb-21

Distance

0.46km



**406/422-428 Collins Street
Melbourne VIC 3000**

2 1 -

Sold Price

^{RS} **\$467,500**

Sold Date

30-Apr-21

Distance

1.17km



**3710/220 Spencer Street
Melbourne VIC 3000**

2 1 -

Sold Price

\$460,000

Sold Date

09-Jan-21

Distance

1.44km

RS = Recent sale

UN = Undisclosed Sale

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