

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

902/33 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Sep 2019

to

31 Aug 2020

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

14/79-81 Franklin Street Melbourne VIC 3000	\$510,000	04-Sep-20
3503/81 Abeckett Street Melbourne VIC 3000	\$512,000	25-May-20
4002/327 La Trobe Street Melbourne VIC 3000	\$547,000	05-Jun-20

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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**14/79-81 Franklin Street Melbourne
VIC 3000**

Sold Price

^{RS}

\$510,000

Sold Date

04-Sep-20

2 1 -

Distance

0.43km



**3503/81 Abeckett Street Melbourne
VIC 3000**

Sold Price

\$512,000

Sold Date

25-May-20

2 1 -

Distance

0.51km



**4002/327 La Trobe Street
Melbourne VIC 3000**

Sold Price

\$547,000

Sold Date

05-Jun-20

2 1 -

Distance

0.72km

RS = Recent sale

UN = Undisclosed Sale

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