

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

\$480,000

&

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Mar 2020

to

28 Feb 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

504/123 Pelham Street Carlton VIC 3053	\$495,000	09-Oct-20
133-139 City Road Southbank VIC 3006	\$480,000	17-Oct-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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504/123 Pelham Street Carlton VIC
3053

Sold Price

\$495,000

Sold Date **09-Oct-20**

2 1 -

Distance **0.6km**



133-139 City Road Southbank VIC
3006

Sold Price

^{RS} **\$480,000** ^{UN}

Sold Date **17-Oct-20**

2 1 -

Distance **1.77km**

RS = Recent sale

UN = Undisclosed Sale

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