

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

606/33 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

\$340,000

&

\$360,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$415,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jan 2023

to

31 Dec 2023

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

706/33 MACKENZIE STREET MELBOURNE VIC 3000	\$340,000	20-May-23
2514/33 MACKENZIE STREET MELBOURNE VIC 3000	\$350,000	28-Nov-23
1010/23 MACKENZIE STREET MELBOURNE VIC 3000	\$350,000	18-Apr-23

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.~~

This Statement of Information was prepared on: 24 January 2024

**706/33 MACKENZIE STREET
MELBOURNE VIC 3000**

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Sold Price **\$340,000** Sold Date **20-May-23**Distance **0km****2514/33 MACKENZIE STREET
MELBOURNE VIC 3000**

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Sold Price ^{RS} **\$350,000** ^{UN} Sold Date **28-Nov-23**Distance **0km****1010/23 MACKENZIE STREET
MELBOURNE VIC 3000**

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Sold Price **\$350,000** Sold Date **18-Apr-23**Distance **0.05km**

RS = Recent sale

UN = Undisclosed Sale

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