



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 1814/33 Mackenzie Street, Melbourne, 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$299,000.00 or range between &

Median sale price

Median price \$481,500.00 Property type Unit/Apartment Suburb MELBOURNE
Period - From Jan 2021 to Mar 2021 Source REIV

Comparable property sales

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
3106/551 Swanston St CARLTON 3053	\$300,000.00	20/04/2021
201/270 King St MELBOURNE 3000	\$300,000.00	25/02/2021
3505/80 Abeckett St MELBOURNE 3000	\$299,500.00	24/02/2021

This Statement of Information was prepared on: Tuesday 13th July 2021