

# 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 410/33 Mackenzie Street, Melbourne, VIC 3000

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range

\$400,000

&

\$420,000

### Median sale price

Median price

\$487,000

Property Type

Apartment

Suburb

Melbourne (3000)

Period - From

02/07/2019

to

02/07/2020

Source

realestate.com.au

### Comparable property sales

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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
2210/33 MACKENZIE STREET, MELBOURNE VIC 3000	\$448,000	12/12/2019
2010/220 SPENCER STREET, MELBOURNE VIC 3000	\$455,000	16/06/2020
4603/33 ROSE LANE, MELBOURNE VIC 3000	\$468,000	27/03/2020

This Statement of Information was prepared on: 18/07/2020