



STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

1414/33 Mackenzie Street, Melbourne, VIC 3000

INDICATIVE SELLING PRICE

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

Single Price \$398,000

MEDIAN SALE PRICE

Median price \$490,000 | House | Melbourne (3000)

Period - From 21 September 2017 to 7 September 2018 | Source - realestate.com.au

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
3912/220 SPENCER STREET, MELBOURNE VIC 3000	\$398,000	31/08/2018
1103/11 ROSE LANE, MELBOURNE VIC 3000	\$361,777	31/08/2018
1220/555 FLINDERS STREET, MELBOURNE VIC 3000	\$405,000	30/06/2018