

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

2905/33 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

\$490,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$400,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jun 2024

to

31 May 2025

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

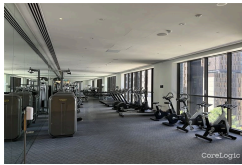
| | | |
|--|-----------|-----------|
| 1307/318 RUSSELL STREET MELBOURNE VIC 3000 | \$510,000 | 23-Jan-25 |
| 2310/138 SPENCER STREET MELBOURNE VIC 3000 | \$490,000 | 08-Apr-25 |
| 2106/380-386 LITTLE LONSDALE STREET MELBOURNE VIC 3000 | \$485,000 | 04-Apr-25 |

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: 17 June 2025

Team Abode318
M 0433962828
E sophia@melcorp.com.au



**1307/318 RUSSELL STREET
MELBOURNE VIC 3000**

2 1 -

Sold Price **\$510,000** Sold Date **23-Jan-25**

Distance **0.17km**



**2310/138 SPENCER STREET
MELBOURNE VIC 3000**

2 1 -

Sold Price **\$490,000** Sold Date **08-Apr-25**

Distance **1.57km**



**2106/380-386 LITTLE LONSDALE
STREET MELBOURNE VIC 3000**

2 1 -

Sold Price ^{RS} **\$485,000** Sold Date **04-Apr-25**

Distance **0.91km**

RS = Recent sale **UN** = Undisclosed Sale

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