

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

2711/23 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

\$390,000

&

\$410,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$412,375

Property type

Unit

Suburb

Melbourne

Period-from

01 May 2023

to

30 Apr 2024

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

| | | |
|---|-----------|-----------|
| 1703/141-149 LA TROBE STREET MELBOURNE VIC 3000 | \$395,000 | 01-Dec-23 |
| 808/518 SWANSTON STREET CARLTON VIC 3053 | \$400,000 | 06-Feb-24 |
| 201/398 ELIZABETH STREET MELBOURNE VIC 3000 | \$400,000 | 01-Feb-24 |

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: 21 May 2024



**1703/141-149 LA TROBE STREET
MELBOURNE VIC 3000**

1 1 -

Sold Price **\$395,000** Sold Date **01-Dec-23**

Distance **0.13km**



**808/518 SWANSTON STREET
CARLTON VIC 3053**

1 1 -

Sold Price ^{RS} **\$400,000** ^{UN} Sold Date **06-Feb-24**

Distance **0.43km**



**201/398 ELIZABETH STREET
MELBOURNE VIC 3000**

1 1 -

Sold Price **\$400,000** Sold Date **01-Feb-24**

Distance **0.52km**

RS = Recent sale

UN = Undisclosed Sale

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