

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

3605/23 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

\$980,000

&

\$1,078,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$413,500

Property type

Unit

Suburb

Melbourne

Period-from

01 Sep 2022

to

31 Aug 2023

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

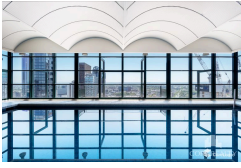
Date of sale

901/265-273 EXHIBITION STREET MELBOURNE VIC 3000	\$1,070,000	15-Aug-23
1801/265-273 EXHIBITION STREET MELBOURNE VIC 3000	\$1,035,000	20-May-23
1/479 ELIZABETH STREET MELBOURNE VIC 3000	\$1,016,999	16-Mar-23

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: 19 October 2023



**901/265-273 EXHIBITION STREET
MELBOURNE VIC 3000**

 3  2  1

Sold Price ^{RS} **\$1,070,000** Sold Date **15-Aug-23**

Distance **0.25km**



**1801/265-273 EXHIBITION STREET
MELBOURNE VIC 3000**

 3  2  1

Sold Price **\$1,035,000** Sold Date **20-May-23**

Distance **0.25km**



**1/479 ELIZABETH STREET
MELBOURNE VIC 3000**

 3  2  1

Sold Price **\$1,016,999** Sold Date **16-Mar-23**

Distance **0.67km**

RS = Recent sale

UN = Undisclosed Sale

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