

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

2202/23 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

\$310,000

&

\$340,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$413,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Nov 2023

to

31 Oct 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

1211/23 MACKENZIE STREET MELBOURNE VIC 3000	\$343,000	23-Aug-24
1413/23 MACKENZIE STREET MELBOURNE VIC 3000	\$343,000	21-Jun-24
407/33 MACKENZIE STREET MELBOURNE VIC 3000	\$316,000	10-Jul-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: 11 November 2024



**1211/23 MACKENZIE STREET
MELBOURNE VIC 3000**

 1  1  -

Sold Price **\$343,000** Sold Date **23-Aug-24**

Distance **0km**



**1413/23 MACKENZIE STREET
MELBOURNE VIC 3000**

 1  1  -

Sold Price Sold Date **21-Jun-24**

Distance **0km**



**407/33 MACKENZIE STREET
MELBOURNE VIC 3000**

 1  1  -

Sold Price **\$316,000** Sold Date **10-Jul-24**

Distance **0.05km**

RS = Recent sale

UN = Undisclosed Sale

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