

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

1707/23 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

\$570,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Aug 2023

to

31 Jul 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

1307/23 MACKENZIE STREET MELBOURNE VIC 3000	\$570,000	08-Apr-24
1907/68 LA TROBE STREET MELBOURNE VIC 3000	\$600,000	01-May-24
204/340 RUSSELL STREET MELBOURNE VIC 3000	\$575,000	22-May-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: 12 August 2024



**1307/23 MACKENZIE STREET
MELBOURNE VIC 3000**

2 2 -

Sold Price **\$570,000** Sold Date **08-Apr-24**

Distance **0km**



**1907/68 LA TROBE STREET
MELBOURNE VIC 3000**

2 1 -

Sold Price **\$600,000** Sold Date **01-May-24**

Distance **0.1km**



**204/340 RUSSELL STREET
MELBOURNE VIC 3000**

2 1 1

Sold Price ^{RS} **\$575,000** Sold Date **22-May-24**

Distance **0.11km**

RS = Recent sale

UN = Undisclosed Sale

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