

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

305/23 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

\$360,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$425,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Feb 2021

to

31 Jan 2022

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

707/333-351 Exhibition Street Melbourne VIC 3000	\$365,000	23-Nov-21
1410/333-351 Exhibition Street Melbourne VIC 3000	\$360,000	25-Oct-21
2904/36-40 La Trobe Street Melbourne VIC 3000	\$485,000	26-Oct-21

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: 04 February 2022

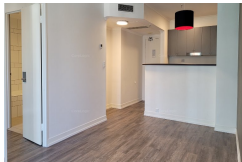


**707/333-351 Exhibition Street
Melbourne VIC 3000**

1 1 -

Sold Price ^{RS} **\$365,000** ^{UN} Sold Date **23-Nov-21**

Distance **0.04km**



**1410/333-351 Exhibition Street
Melbourne VIC 3000**

1 1 1

Sold Price **\$360,000** Sold Date **25-Oct-21**

Distance **0.04km**



**2904/36-40 La Trobe Street
Melbourne VIC 3000**

1 1 -

Sold Price **\$485,000** Sold Date **26-Oct-21**

Distance **0.05km**



**407/68 La Trobe Street Melbourne
VIC 3000**

1 1 1

Sold Price **\$495,000** Sold Date **04-Aug-21**

Distance **0.1km**

RS = Recent sale

UN = Undisclosed Sale

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