

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

2706/23 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

\$850,000

&

\$890,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$402,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Mar 2024

to

28 Feb 2025

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

13/50 BOURKE STREET MELBOURNE VIC 3000	\$947,100	11-Oct-24
5910/639 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$879,000	29-Oct-24
6906/138 SPENCER STREET MELBOURNE VIC 3000	\$910,980	14-Jan-25

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 March 2025

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13/50 BOURKE STREET
MELBOURNE VIC 3000

2 2 1

Sold Price \$947,100 Sold Date 11-Oct-24

Distance 0.56km



5910/639 LITTLE LONSDALE
STREET MELBOURNE VIC 3000

2 2 1

Sold Price \$879,000 Sold Date 29-Oct-24

Distance 1.47km



6906/138 SPENCER STREET
MELBOURNE VIC 3000

2 2 -

Sold Price \$910,980 Sold Date 14-Jan-25

Distance 1.61km

RS = Recent sale UN = Undisclosed Sale

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