

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

3212/23 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

\$580,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$412,375

Property type

Unit

Suburb

Melbourne

Period-from

01 May 2023

to

30 Apr 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

3407/318 RUSSELL STREET MELBOURNE VIC 3000

\$620,000

22-Feb-24

12/121 RATHDOWNE STREET CARLTON VIC 3053

\$595,000

21-Dec-23

1207/483 SWANSTON STREET MELBOURNE VIC 3000

\$610,000

18-Dec-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: 14 May 2024

**3407/318 RUSSELL STREET
MELBOURNE VIC 3000**

2 1 1

Sold Price **\$620,000** Sold Date **22-Feb-24**Distance **0.19km****12/121 RATHDOWNE STREET
CARLTON VIC 3053**

2 1 1

Sold Price **\$595,000** Sold Date **21-Dec-23**Distance **0.41km****1207/483 SWANSTON STREET
MELBOURNE VIC 3000**

2 1 1

Sold Price **\$610,000** Sold Date **18-Dec-23**Distance **0.45km**

RS = Recent sale

UN = Undisclosed Sale

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