

## 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

2402/23 MACKENZIE STREET MELBOURNE VIC 3000

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$320,000

&

\$350,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jan 2024

to

31 Dec 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

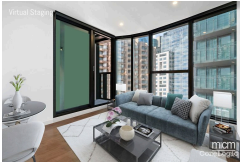
Date of sale

1211/23 MACKENZIE STREET MELBOURNE VIC 3000	\$343,000	23-Aug-24
609/518 SWANSTON STREET CARLTON VIC 3053	\$340,000	10-Sep-24
1802/81 A'BECKETT STREET MELBOURNE VIC 3000	\$340,000	15-Oct-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: 03 January 2025



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

 1  1  -

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

Distance **0.01km**



**609/518 SWANSTON STREET  
CARLTON VIC 3053**

 1  1  -

Sold Price **\$340,000** Sold Date **10-Sep-24**

Distance **0.46km**



**1802/81 A'BECKETT STREET  
MELBOURNE VIC 3000**

 1  1  -

Sold Price Sold Date **15-Oct-24**

Distance **0.57km**

RS = Recent sale UN = Undisclosed Sale

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