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	2513/9-23 Mackenzie Street, Melbourne Vic 3000
Including suburb and	
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$350,000 &	\$385,000
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Median sale price

Median price	\$500,000	Pro	perty Type	Jnit		Suburb	Melbourne
Period - From	01/04/2024	to	30/06/2024	So	ource	REIV	

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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	504/23 Mackenzie St MELBOURNE 3000	\$372,000	16/09/2024
2	2712/33 Mackenzie St MELBOURNE 3000	\$380,000	22/07/2024
3	1503/23 Mackenzie St MELBOURNE 3000	\$353,000	09/07/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	23/09/2024 13:27





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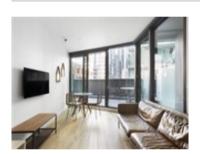
> Indicative Selling Price \$350,000 - \$385,000 Median Unit Price June quarter 2024: \$500,000





Property Type: Apartment Agent Comments

Comparable Properties



504/23 Mackenzie St MELBOURNE 3000 (REI)

Price: \$372,000 Method: Private Sale Date: 16/09/2024

Property Type: Apartment



2712/33 Mackenzie St MELBOURNE 3000 (REI) Agent Comments

Agent Comments

Agent Comments

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Price: \$380,000

Method: Private Sale Date: 22/07/2024

Property Type: Apartment



1503/23 Mackenzie St MELBOURNE 3000

(REI/VG)

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Price: \$353.000

Method: Sold Before Auction

Date: 09/07/2024

Property Type: Apartment

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951



