

## 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](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$870,000

&

\$900,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$408,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Feb 2024

to

31 Jan 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

5910/639 LITTLE LONSDALE STREET MELBOURNE VIC 3000	879000	29-Oct-24
13/50 BOURKE STREET MELBOURNE VIC 3000	947100	11-Oct-24
914/108 FLINDERS STREET MELBOURNE VIC 3000	913775	18-Sep-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: 27 February 2025

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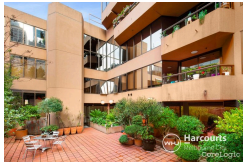


**5910/639 LITTLE LONSDALE STREET MELBOURNE VIC 3000**

2 2 1

Sold Price **879000** Sold Date **29-Oct-24**

Distance **1.47km**



**13/50 BOURKE STREET MELBOURNE VIC 3000**

2 2 1

Sold Price **947100** Sold Date **11-Oct-24**

Distance **0.56km**



**914/108 FLINDERS STREET MELBOURNE VIC 3000**

2 2 1

Sold Price **913775** Sold Date **18-Sep-24**

Distance **0.98km**

RS = Recent sale      UN = Undisclosed Sale

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