

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 3406/19-23 Mackenzie Street, Melbourne, VIC 3000

Indicative selling price

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

Price Range \$1,150,000 & \$1,250,000

Median sale price

Median price \$564,950 Property Type Apartment Suburb Melbourne (3000)

Period - From 01/04/2024 to 31/03/2025 Source pricefinder

Comparable property sales

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	Price	Date of sale
59/120 STURT STREET, SOUTH BANK VIC 3006	\$1,250,000	31/01/2025
5706/560 LONSDALE STREET, MELBOURNE VIC 3000	\$1,180,088	12/11/2024
8/105 PALMERSTON STREET, CARLTON VIC 3053	\$1,170,000	10/12/2024

This Statement of Information was prepared on: 01/05/2025