

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

1302/23 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

\$370,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$423,000

Property type

Unit

Suburb

Melbourne

Period-from

01 May 2021

to

30 Apr 2022

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

3705/318 RUSSELL STREET MELBOURNE VIC 3000	\$395,000	02-Feb-22
3601/36-40 LA TROBE STREET MELBOURNE VIC 3000	\$420,000	28-Jan-22
305/23 MACKENZIE STREET MELBOURNE VIC 3000	\$360,000	19-May-22

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: 31 May 2022



**3705/318 RUSSELL STREET
MELBOURNE VIC 3000**

 1  1  -

Sold Price **\$395,000** Sold Date **02-Feb-22**

Distance -

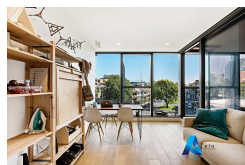


**3601/36-40 LA TROBE STREET
MELBOURNE VIC 3000**

 1  1  -

Sold Price **\$420,000** Sold Date **28-Jan-22**

Distance -



**305/23 MACKENZIE STREET
MELBOURNE VIC 3000**

 1  1  -

Sold Price ^{RS} **\$360,000** ^{UN} Sold Date **19-May-22**

Distance -

RS = Recent sale

UN = Undisclosed Sale

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