

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

1413/23 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

or range
between

\$350,000

&

\$380,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Mar 2023

to

29 Feb 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

1702/23 MACKENZIE STREET MELBOURNE VIC 3000	\$375,000	27-Feb-24
3909/220 SPENCER STREET MELBOURNE VIC 3000	\$350,000	01-Mar-24
1309/618 LONSDALE STREET MELBOURNE VIC 3000	\$375,000	21-Feb-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: 04 March 2024



**1702/23 MACKENZIE STREET
MELBOURNE VIC 3000**

1 1 -

Sold Price ^{RS} **\$375,000** Sold Date **27-Feb-24**

Distance **0km**



**3909/220 SPENCER STREET
MELBOURNE VIC 3000**

1 1 -

Sold Price ^{RS} **\$350,000**^{UN} Sold Date **01-Mar-24**

Distance **1.54km**



**1309/618 LONSDALE STREET
MELBOURNE VIC 3000**

1 1 -

Sold Price ^{RS} **\$375,000**^{UN} Sold Date **21-Feb-24**

Distance **1.38km**



**3403/618 LONSDALE STREET
MELBOURNE VIC 3000**

2 2 1

Sold Price ^{RS} **\$685,000** Sold Date **21-Feb-24**

Distance **1.38km**

RS = Recent sale

UN = Undisclosed Sale

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