

## 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

2303/23 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

\$420,000

&

\$460,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$450,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jul 2020

to

30 Jun 2021

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

2709/285 La Trobe Street Melbourne VIC 3000	\$405,000	13-Jul-21
14/50 Bourke Street Melbourne VIC 3000	\$457,000	05-Jul-21
1409/225 Elizabeth Street Melbourne VIC 3000	\$415,000	12-May-21

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.~~

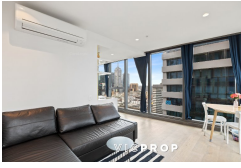
This Statement of Information was prepared on: 20 July 2021

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**2709/285 La Trobe Street  
Melbourne VIC 3000**

Sold Price

<sup>RS</sup> **\$405,000**

Sold Date

**13-Jul-21**

 1  1  -

Distance

**0.67km**



**14/50 Bourke Street Melbourne VIC  
3000**

Sold Price

<sup>RS</sup> **\$457,000**

Sold Date

**05-Jul-21**

 1  1  -

Distance

**0.56km**



**1409/225 Elizabeth Street  
Melbourne VIC 3000**

Sold Price

**\$415,000**

Sold Date

**12-May-21**

 1  1  -

Distance

**0.76km**

RS = Recent sale

UN = Undisclosed Sale

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