

Statement of Information

Single residential property located in the Melbourne metropolitan area

Property offered for sale

Sections 47AF of the Estate Agents Act 1980

Address
Including suburb & postcode 116/61 Mackenzie Street, Melbourne VIC 3000

Indicative selling price

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

Single price X or range between \$740,000 & \$810,000

Median sale price

Median price \$469,000 Property type Apartment Suburb Melbourne

Period - from 01/07/24 to 30/06/25 Source REIV

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 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	Sale Date	Size	Bed	Bath	Car
1. 315/118 Russell St	\$630,000	19/11/25	86m2	2	1	0
2. 3/114 Hardware St	\$623,000	02/02/26	88m2	2	1	0
3. 7/32 Bourke St	\$815,000	15/08/25	91m2	2	1	1

This Statement of Information was prepared on: 12/02/26

Harcourts Melbourne City have provided additional information that the purchaser may find informative.

Additional comparable sales	Price	Sale Date	Size	Bed	Bath	Car
4. 1020/422 Collins St	\$900,000	07/05/25	80m2	2	1	1
5. 8/61 Mackenzie St	\$700,000	25/05/24	77m2	2	1.5	1
6. 210/61 Mackenzie St	\$770,000	18/09/23	84m2	2.5	1.5	1

Material Fact to disclose	Current Rent & Lease Expiry	Rental Potential (pw)
No	N/A	\$700 - \$750pw

Property Outgoing Information (approximately per annum)

Council Rates	Water Rates	Owners Corporation	Total Fees
\$1,717.03	\$737.02	\$9,323.84	\$11,777.89

Size	Year Built	# In Complex/Block	Facilities
84m2	1889	44	Pool, gym, BBQ area, shared gardens, steam room & conference room.

Owners Corporation	Chattels
The Knight P: 03 9509 3144	All fixed floor coverings, electric light fittings, window furnishings and furniture as inspected specifically excluding the bed linen

Building	Sale Method	Terms
Indigo Lofts	Private Sale	10% Deposit - Settlement 30 Days

Whilst every care is taken to ensure accuracy of the sizes, plans & information contained herein no guarantees or warranties are given. Clients are required to make their own investigations, carefully check the formal legal documentation & seek independent professional legal advice.