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	612/23 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	$550,000	&	$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$450,000	Property type	Unit	Suburb	Melbourne
Period-from	01 Jun 2020	to	31 May 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
1302/22-24 Jane Bell Lane Melbourne VIC 3000	$583,000	20-Apr-21
508/181 Exhibition Street Melbourne VIC 3000	$560,000	16-Mar-21
803/16-22 Liverpool Street Melbourne VIC 3000	$599,000	30-Mar-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: 14 June 2021