

# 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](http://consumer.vic.gov.au/underquoting)

Single Price \$0

### Median sale price

Median price \$368,000 Property Type House Suburb Melbourne (3000)

Period - From 01/12/2019 to 01/12/2020 Source REA

### Comparable property sales

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     | Date of sale |
|---|-----------|--------------|
| 812/450 ST KILDA ROAD, MELBOURNE VIC 3004         | \$392,000 | 19/11/2020   |
| 1907/27 LITTLE COLLINS STREET, MELBOURNE VIC 3000 | \$405,000 | 25/08/2020   |
| 3401/120 ABECKETT STREET, MELBOURNE VIC 3000      | \$400,000 | 15/06/2020   |

This Statement of Information was prepared on: 13/01/2021