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	4/61 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	$490,000	&	$510,000

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)

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 six months.

Address of comparable property	Price	Sale Date	Size	Bed	Bath	Car
207/336 Russell Street	$445,000	20/03/25	49m2	1	1	1

This Statement of Information was prepared on: 07/10/25

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

Additional comparable sales	Price	Sale Date	Size	Bed	Bath	Car
208/336 Russell Street	$465,000	17/03/25	50m2	1	1	1
105/61 Mackenzie Street	$634,088	14/04/23	58m2	1	1	1
7/61 Mackenzie Street	$555,000	04/11/22	67m2	1	1	1

Material Fact to disclose	Current Rent & Lease Expiry	Rental Potential (pw)
No	N/A	$600 - $625pw

Property Outgoing Information (approximately per annum)

Council Rates	Water Rates	Owners Corporation	Total Fees
$1,158.23	$737.04	$6,541.12	$8,436.39

Size	Year Built	# In Complex/Block	Facilities
53m2	1889	44	Pool, gym, BBQ area, shared gardens, steam room & conference room.

Owners Corporation	Chattels
The Knight Alliance P: 03 9509 3144	All fixed floor coverings, electric light fittings, window furnishings, fridge/freezer and microwave

Building	Sale Method	Terms
Indigo Lofts (Concept Blue)	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.