

# 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 1010/33 Blackwood Street, North Melbourne Vic 3051

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$500,000 & \$550,000

### Median sale price

Median price \$495,000 Property Type Unit Suburb North Melbourne

Period - From 01/10/2024 to 31/12/2024 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     | Date of sale |
|---|---|-----------|--------------|
| 1 | 713/33 Blackwood St NORTH MELBOURNE 3051  | \$540,000 | 22/01/2025   |
| 2 | 437/23 Blackwood St NORTH MELBOURNE 3051  | \$519,000 | 20/01/2025   |
| 3 | 1404/33 Blackwood St NORTH MELBOURNE 3051 | \$555,000 | 11/10/2024   |

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 six months.~~

This Statement of Information was prepared on: 27/03/2025 11:18



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**Property Type:** Apartment

**Agent Comments**

**Indicative Selling Price**

\$500,000 - \$550,000

**Median Unit Price**

December quarter 2024: \$495,000

## Comparable Properties



**713/33 Blackwood St NORTH MELBOURNE 3051 (REI)**

**Agent Comments**

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**Price:** \$540,000

**Method:** Private Sale

**Date:** 22/01/2025

**Property Type:** Apartment

**437/23 Blackwood St NORTH MELBOURNE 3051 (VG)**

**Agent Comments**

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**Price:** \$519,000

**Method:** Sale

**Date:** 20/01/2025

**Property Type:** Flat/Unit/Apartment (Res)



**1404/33 Blackwood St NORTH MELBOURNE 3051 (REI/VG)**

**Agent Comments**

 2  1  1

**Price:** \$555,000

**Method:** Private Sale

**Date:** 11/10/2024

**Property Type:** Apartment