### 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	1010/33 Blackwood Street, North Melbourne Vic 3051
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$500,000	&	\$550,000
riange between	Ψ300,000	α	ψ550,000

#### Median sale price

Median price	\$495,000	Pro	perty Type U	nit		Suburb	North Melbourne
Period - From	01/10/2024	to	31/12/2024	S	ource	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

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 comparableproperties 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





Jake Hu 0488 028 978 jake@melbournerealestate.com.au

> Indicative Selling Price \$500,000 - \$550,000 Median Unit Price December quarter 2024: \$495,000



**1** 2 **1** 1 **1** 1

**Property Type:** Apartment Agent Comments

## Comparable Properties



713/33 Blackwood St NORTH MELBOURNE 3051 (REI)

l 2 늘 1 🛱 1

Price: \$540,000 Method: Private Sale Date: 22/01/2025

Property Type: Apartment

**Agent Comments** 

437/23 Blackwood St NORTH MELBOURNE 3051 (VG)

2

**:** 

1

**a**.

**Agent Comments** 

**Agent Comments** 

**Price:** \$519,000 **Method:** Sale **Date:** 20/01/2025

Property Type: Flat/Unit/Apartment (Res)



1404/33 Blackwood St NORTH MELBOURNE 3051

(REI/VG)

**-**

÷

**J** 1

6

Price: \$555,000 Method: Private Sale Date: 11/10/2024

Property Type: Apartment

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.