

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

1208/33 Blackwood Street, North Melbourne Vic 3051
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Indicative selling price

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

Range between

\$540,000

 &

\$580,000

Median sale price

Median price

\$615,000

 Property Type

Unit

 Suburb

North Melbourne

Period - From

01/07/2024

 to

30/09/2024

 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	1404/33 Blackwood St NORTH MELBOURNE 3051	\$555,000	11/10/2024
2	403/30 Wreckyn St NORTH MELBOURNE 3051	\$579,000	25/07/2024
3	101/16-22 Cobden St NORTH MELBOURNE 3051	\$570,000	06/07/2024

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:

22/10/2024 13:51



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$540,000 - \$580,000

Median Unit Price

September quarter 2024: \$615,000

Comparable Properties



1404/33 Blackwood St NORTH MELBOURNE 3051 (REI)

Agent Comments

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Price: \$555,000

Method: Private Sale

Date: 11/10/2024

Property Type: Apartment



403/30 Wreckyn St NORTH MELBOURNE 3051 (REI/VG)

Agent Comments

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Price: \$579,000

Method: Private Sale

Date: 25/07/2024

Property Type: Apartment



101/16-22 Cobden St NORTH MELBOURNE 3051 (REI)

Agent Comments

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Price: \$570,000

Method: Auction Sale

Date: 06/07/2024

Property Type: Unit

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