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

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betwee	\$540,000		&		\$580,000			
Median sale p	rice							
Median price	\$615,000	Pro	operty Type	Unit			Suburb	North Melbourne
Period - From	01/07/2024	to	30/09/2024		So	urce	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.

Ad	dress 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

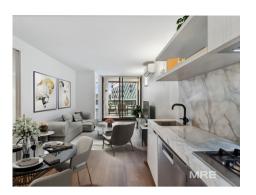
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

22/10/2024 13:51









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 Agent Comments 3051 (REI)



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



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



Price: \$579,000 Method: Private Sale Date: 25/07/2024 Property Type: Apartment



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



Price: \$570,000 Method: Auction Sale Date: 06/07/2024 Property Type: Unit

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



propertydata

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Agent Comments