Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

219/23 Blackwood Street, North Melbourne Vic 3051

Indicative selling price

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

Range between \$350,000	k	\$370,000
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Median sale price

Median price	\$550,000	Pro	perty Type	Unit		Suburb	North Melbourne
Period - From	15/04/2023	to	14/04/2024		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

	aress of comparable property	1 1100	Date of Sale
1	317/23 Blackwood St NORTH MELBOURNE 3051	\$350,000	06/03/2024
2	8/33 Blackwood St NORTH MELBOURNE 3051	\$348,000	15/11/2023
3	G08/33 Blackwood St NORTH MELBOURNE 3051	\$348,000	15/11/2023

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:	15/04/2024 15:32



Date of sale



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

Indicative Selling Price \$350,000 - \$370,000 **Median Unit Price** 15/04/2023 - 14/04/2024: \$550,000





Agent Comments

Comparable Properties



317/23 Blackwood St NORTH MELBOURNE 3051 (REI/VG)

Price: \$350,000 Method: Private Sale Date: 06/03/2024

Property Type: Apartment

Agent Comments

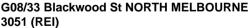


(VG)

Price: \$348,000 Method: Sale Date: 15/11/2023

Property Type: Flat/Unit/Apartment (Res)

Agent Comments



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Price: \$348,000 Method: Private Sale Date: 15/11/2023

Property Type: Apartment

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



