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

24/23 Blackwood Street, North Melbourne Vic 3051

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$650,000		&		\$690,000					
Median sale p	rice									
Median price	\$580,000	Pro	operty Type	Unit			Suburb	North Melbourne		
Period - From	01/07/2023	to	30/06/2024		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	11/22-26 Howard St NORTH MELBOURNE 3051	\$681,000	10/06/2024
2	1809/33 Blackwood St NORTH MELBOURNE 3051	\$660,000	04/03/2024
3	1210/33 Blackwood St NORTH MELBOURNE 3051	\$655,000	12/03/2024

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:

22/07/2024 15:50





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Property Type: Strata Unit/Flat **Land Size:** 92.6 sqm approx Agent Comments Indicative Selling Price \$650,000 - \$690,000 Median Unit Price Year ending June 2024: \$580,000

Comparable Properties



11/22-26 Howard St NORTH MELBOURNE 3051 (REI)



Price: \$681,000 Method: Private Sale Date: 10/06/2024 Property Type: Apartment

1809/33 Blackwood St NORTH MELBOURNE Agent Comments

Agent Comments



3051 (REI/VG)

Price: \$660,000 Method: Private Sale Date: 04/03/2024 Property Type: Apartment



1210/33 Blackwood St NORTH MELBOURNE Agent Comments 3051 (REI/VG)



Price: \$655,000 Method: Private Sale Date: 12/03/2024 Property Type: Apartment

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





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