### 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	713/33 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 \$560,000 & \$590,000	Range between	\$560,000	&	\$590,000
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#### Median sale price

Median price	\$585,000	Pro	perty Type Un	it		Suburb	North Melbourne
Period - From	01/10/2023	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.

#### Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	1404/33 Blackwood St NORTH MELBOURNE 3051	\$555,000	11/10/2024
2	204/130 Errol St NORTH MELBOURNE 3051	\$649,000	21/09/2024
3	24/23 Blackwood St NORTH MELBOURNE 3051	\$628,000	06/09/2024

#### 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:	25/10/2024 13:59





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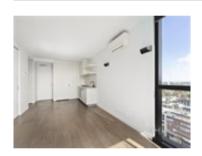
Indicative Selling Price \$560,000 - \$590,000 Median Unit Price Year ending September 2024: \$585,000



# **1** 2 **1 1**

**Property Type:** Apartment Agent Comments

# Comparable Properties



1404/33 Blackwood St NORTH MELBOURNE

3051 (REI)

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**4** 

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

Property Type: Apartment

Agent Comments



204/130 Errol St NORTH MELBOURNE 3051

(REI)

l-—:

**—** 

Price: \$649,000 Method: Private Sale Date: 21/09/2024

Property Type: Apartment

**Agent Comments** 



24/23 Blackwood St NORTH MELBOURNE

3051 (REI)

**--** 2

**-**

Price: \$628,000 Method: Private Sale Date: 06/09/2024

**Property Type:** Apartment **Land Size:** 92.60 sqm approx

Agent Comments

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



