

# 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

713/33 Blackwood Street, North Melbourne Vic 3051
---

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between 

\$560,000
-----------

 & 

\$590,000
-----------

### Median sale price

Median price 

\$585,000
-----------

 Property Type 

Unit
------

 Suburb 

North Melbourne
-----------------

Period - From 

01/10/2023
------------

 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	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 comparable properties 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
------------------



2   1   1

**Property Type:** Apartment  
**Agent Comments**

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

## Comparable Properties



**1404/33 Blackwood St NORTH MELBOURNE 3051 (REI)**

**Agent Comments**

2   1   1

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



**204/130 Errol St NORTH MELBOURNE 3051 (REI)**

**Agent Comments**

2   1   1

**Price:** \$649,000  
**Method:** Private Sale  
**Date:** 21/09/2024  
**Property Type:** Apartment



**24/23 Blackwood St NORTH MELBOURNE 3051 (REI)**

**Agent Comments**

2   2   1

**Price:** \$628,000  
**Method:** Private Sale  
**Date:** 06/09/2024  
**Property Type:** Apartment  
**Land Size:** 92.60 sqm approx