Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for s	ale
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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	\$540,000	&	\$560,000
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Median sale price

Median price	\$615,000	Pro	perty Type	Unit		Suburb	North Melbourne
Period - From	01/07/2024	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

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1	1404/33 Blackwood St NORTH MELBOURNE 3051	\$555,000	11/10/2024
2	24/23 Blackwood St NORTH MELBOURNE 3051	\$628,000	06/09/2024
3			

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:	20/12/2024 11:54



Date of sale



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

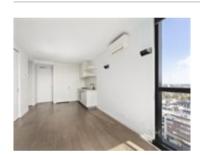
MRE



Property Type: Apartment Agent Comments

Indicative Selling Price \$540,000 - \$560,000 Median Unit Price September quarter 2024: \$615,000

Comparable Properties



1404/33 Blackwood St NORTH MELBOURNE 3051

(REI/VG)

2

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

Property Type: Apartment

Agent Comments



24/23 Blackwood St NORTH MELBOURNE 3051 (REI/VG) Agent Comments

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2

Price: \$628,000







— 2 **—** 1

Method: Private Sale
Date: 06/09/2024
Property Type: Apartm

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

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.

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



