

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 417/23 Blackwood Street, North Melbourne, VIC 3051

Indicative selling price

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

Price Range \$355,000 & \$380,000

Median sale price

Median price \$342,000 Property Type Apartment Suburb North Melbourne (3051)
Period - From 18/12/2023 to 18/12/2024 Source REA

Comparable property sales

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
1406/25-33 WILLS STREET, MELBOURNE VIC 3000	\$370,000	18/10/2024
76/171 FLEMINGTON ROAD, NORTH MELBOURNE VIC 3051	\$380,000	25/10/2024
1106/87 FRANKLIN STREET, MELBOURNE VIC 3000	\$373,000	10/10/2024

This Statement of Information was prepared on: 18/12/2024