

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

317/23 Blackwood Street, North Melbourne Vic 3051

Indicative selling price

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

Range between \$340,000 & \$350,000

Median sale price

Median price \$567,400 Property Type Unit Suburb North Melbourne

Period - From 01/07/2023 to 30/09/2023 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	420/33 Blackwood St NORTH MELBOURNE 3051	\$345,000	23/06/2023
2	403/11 Oconnell St NORTH MELBOURNE 3051	\$345,000	19/06/2023
3	403/9-13 OConnell St NORTH MELBOURNE 3051	\$345,000	17/06/2023

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:

20/11/2023 14:06



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$340,000 - \$350,000

Median Unit Price

September quarter 2023: \$567,400

Comparable Properties



420/33 Blackwood St NORTH MELBOURNE 3051 (REI/VG)

Agent Comments

1 1 -

Price: \$345,000

Method: Private Sale

Date: 23/06/2023

Property Type: Apartment

403/11 Oconnell St NORTH MELBOURNE 3051 (VG)

Agent Comments

1 - -

Price: \$345,000

Method: Sale

Date: 19/06/2023

Property Type: Flat/Unit/Apartment (Res)



403/9-13 OConnell St NORTH MELBOURNE 3051 (REI)

Agent Comments

1 1 1

Price: \$345,000

Method: Private Sale

Date: 17/06/2023

Property Type: Unit

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802