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	317/23 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 \$340,000 & \$350,000	Range between	veen \$340,000	&	\$350,000	
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Median sale price

Median price	\$567,400	Pro	perty Type	Jnit		Suburb	North Melbourne
Period - From	01/07/2023	to	30/09/2023	s	ource	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	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

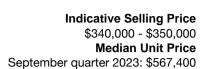
B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	20/11/2023 14:06



McGrath

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Comparable Properties



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

Price: \$345,000 Method: Private Sale Date: 23/06/2023

Property Type: Apartment

Agent Comments



(VG)

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)

Method: Private Sale Date: 17/06/2023 Property Type: Unit

Agent Comments



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