

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

117/33 Blackwood Street, North Melbourne Vic 3051

Indicative selling price

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

Single price \$365,000

Median sale price

Median price \$595,500

Property Type Unit

Suburb North Melbourne

Period - From 01/01/2020

to 31/03/2020

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.

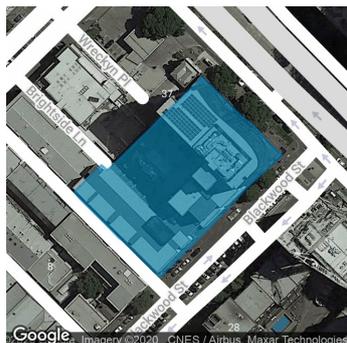
	Address of comparable property	Price	Date of sale
1	734/23 Blackwood St NORTH MELBOURNE 3051	\$375,000	24/04/2020
2	226/33 Blackwood St NORTH MELBOURNE 3051	\$368,000	21/02/2020
3	404/18 Russell PI MELBOURNE 3000	\$347,500	16/05/2020

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:

22/06/2020 16:17



Property Type: Apartment

Agent Comments

Comparable Properties



**734/23 Blackwood St NORTH MELBOURNE
3051 (REI/VG)**

Agent Comments



Price: \$375,000

Method: Private Sale

Date: 24/04/2020

Property Type: Apartment



**226/33 Blackwood St NORTH MELBOURNE
3051 (REI)**

Agent Comments



Price: \$368,000

Method: Private Sale

Date: 21/02/2020

Rooms: 3

Property Type: Apartment



404/18 Russell Pl MELBOURNE 3000 (VG)

Agent Comments



Price: \$347,500

Method: Sale

Date: 16/05/2020

Property Type: Flat/Unit/Apartment (Res)