

# 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

309/33 Blackwood Street, North Melbourne Vic 3051

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$650,000

### Median sale price

Median price

\$645,000

Property Type

Unit

Suburb

North Melbourne

Period - From

01/07/2022

to

30/09/2022

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	19/1 Villiers St NORTH MELBOURNE 3051	\$690,000	16/07/2022
2	1501/33 Blackwood St NORTH MELBOURNE 3051	\$600,000	24/10/2022
3	1803/33 Blackwood St NORTH MELBOURNE 3051	\$590,000	29/10/2022

**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:

24/11/2022 11:38



2   
 1   
 1

**Property Type:**  
 Flat/Unit/Apartment (Res)  
**Land Size:** 61 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$650,000  
**Median Unit Price**  
 September quarter 2022: \$645,000

## Comparable Properties



19/1 Villiers St NORTH MELBOURNE 3051 (REI/VG)

Agent Comments

2   
 2   
 1

**Price:** \$690,000  
**Method:** Auction Sale  
**Date:** 16/07/2022  
**Property Type:** Apartment



1501/33 Blackwood St NORTH MELBOURNE 3051 (REI)

Agent Comments

2   
 2   
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**Price:** \$600,000  
**Method:** Private Sale  
**Date:** 24/10/2022  
**Property Type:** Apartment



1803/33 Blackwood St NORTH MELBOURNE 3051 (REI)

Agent Comments

2   
 1   
 1

**Price:** \$590,000  
**Method:** Private Sale  
**Date:** 29/10/2022  
**Property Type:** Apartment