

## 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

28/17-21 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$560,000

&

\$616,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$538,000

Property type

Unit

Suburb

North Melbourne

Period-from

01 May 2021

to

30 Apr 2022

Source

Corelogic

### 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 6 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

4/18 TYRONE STREET NORTH MELBOURNE VIC 3051	\$615,000	05-May-22
308/97-103 FLEMINGTON ROAD NORTH MELBOURNE VIC 3051	\$595,000	23-Nov-21
G4/130-140 ERROL STREET NORTH MELBOURNE VIC 3051	\$615,000	18-Nov-21

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 6 months.~~

This Statement of Information was prepared on: 15 May 2022

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**4/18 TYRONE STREET NORTH  
MELBOURNE VIC 3051**

 2  1  1

Sold Price

<sup>RS</sup> **\$615,000** Sold Date **05-May-22**

Distance **0.03km**



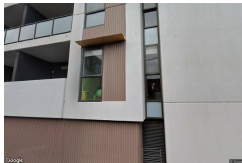
**308/97-103 FLEMINGTON ROAD  
NORTH MELBOURNE VIC 3051**

 2  2  1

Sold Price

**\$595,000** Sold Date **23-Nov-21**

Distance **0.34km**



**G4/130-140 ERROL STREET NORTH  
MELBOURNE VIC 3051**

 -  1  -

Sold Price

**\$615,000** Sold Date **18-Nov-21**

Distance **0.4km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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