

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

607/33 Blackwood Street, North Melbourne Vic 3051

Indicative selling price

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

Range between

\$580,000

&

\$600,000

Median sale price

Median price

\$500,000

House

Unit

X

Suburb

North Melbourne

Period - From

01/01/2019

to

31/03/2019

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	1705/668 Bourke St MELBOURNE 3000	\$605,000	14/05/2019
2	35/422 Cardigan St CARLTON 3053	\$590,000	04/05/2019
3	1402/22-24 Jane Bell La MELBOURNE 3000	\$580,000	28/04/2019

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.

607/33 Blackwood Street, North Melbourne Vic 3051

 2  1  1

Rooms:

Property Type: Hobby Farm < 20 ha

Land Size: 4048 sqm approx

Agent Comments

Indicative Selling Price

\$580,000 - \$600,000

Median Unit Price

March quarter 2019: \$500,000

Comparable Properties



1705/668 Bourke St MELBOURNE 3000 (REI)

Agent Comments

 2  1  1

Price: \$605,000

Method: Sold Before Auction

Date: 14/05/2019

Rooms: 4

Property Type: Apartment



35/422 Cardigan St CARLTON 3053 (REI)

Agent Comments

 2  1  1

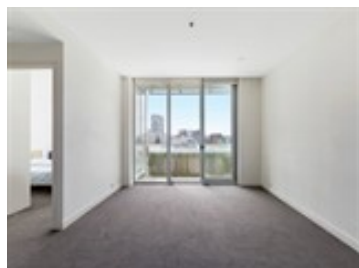
Price: \$590,000

Method: Auction Sale

Date: 04/05/2019

Rooms: -

Property Type: Apartment



1402/22-24 Jane Bell La MELBOURNE 3000 (REI)

Agent Comments

 2  1  1

Price: \$580,000

Method: Private Sale

Date: 28/04/2019

Rooms: -

Property Type: Apartment