

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address **1/17-21 Blackwood Street, North Melbourne 3051**  
Including suburb & postcode

### Indicative selling price

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

Single price **X** or range between **\$380,000** & **\$425,000**

### Median sale price

Median price **\$590,000** Property type **Apartment** Suburb **North Melbourne**  
Period - From **01/10/2020** to **31/12/2020** 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. D2-4/81 O'Shanassy Street	\$382,000	28/01/21
2. 1 Cullens Lane	\$415,000	12/01/21
3. 102/16-22 Cobden Street	\$450,000	11/12/20

This Statement of Information was prepared on: **24/03/2021**

### Harcourts Melbourne City have provided additional information that the purchaser may find informative.

Additional comparable sales	Price	Sale Date	Size	Bed	Bath	Car
4. 204/25 Byron St	\$440,000	02/12/20	56m2	1	1	1
5. 117/33 Blackwood St	\$360,000	29/11/20	45m2	1	1	0
6. G08/388 Queensberry St	\$425,000	16/10/20	47m2	1	1	1

Material Fact to Disclose	Current Rent & Lease Expiry	Rental Potential (pw/pcm)
No	N/A	\$350 / \$1520.83 (Covid Adj.)

### Property Outgoing Information (approximately per annum)

Council Rates	Water Rates	Owners Corporation	Total Fees
\$956.28	\$646.74	\$2870.8	\$4473.82

Size	Year Built	Complex/Block	Facilities
56m2	2001	37 / 37	None

Owners Corporation	Chattels
Strata OCM: 03 9015 7652	All fixed floor coverings, electric light fittings, window furnishings

Building	Sale Method	Terms
The Oxford	Deadline Sale – 25/03/21 @ 1pm	10% Deposit - Settlement 30 Days

Whilst every care is taken to ensure accuracy of the sizes, plans & information contained herein no guarantees or warranties are given. Clients are required to make their own investigations, carefully check the formal legal documentation & seek independent professional legal advice.