

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

431/23 Blackwood Street, North Melbourne Vic 3051

Indicative selling price

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

Range between \$390,000 & \$410,000

Median sale price

Median price \$567,500 Property Type Unit Suburb North Melbourne

Period - From 01/04/2020 to 31/03/2021 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	702/33 Blackwood St NORTH MELBOURNE 3051	\$422,000	26/03/2021
2	319/33 Blackwood St NORTH MELBOURNE 3051	\$362,000	03/03/2021
3	322/33 Blackwood St NORTH MELBOURNE 3051	\$374,000	15/02/2021

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:

24/06/2021 11:07



1 bed 1 bath 0 car

Property Type: Apartment

Land Size: 58.5 sqm approx

Agent Comments

Comparable Properties



702/33 Blackwood St NORTH MELBOURNE 3051 (REI/VG)

Agent Comments

1 bed 1 bath 1 car

Price: \$422,000

Method: Private Sale

Date: 26/03/2021

Property Type: Apartment



319/33 Blackwood St NORTH MELBOURNE 3051 (REI/VG)

Agent Comments

1 bed 1 bath - car

Price: \$362,000

Method: Private Sale

Date: 03/03/2021

Property Type: Apartment



322/33 Blackwood St NORTH MELBOURNE 3051 (REI/VG)

Agent Comments

1 bed 1 bath - car

Price: \$374,000

Method: Private Sale

Date: 15/02/2021

Property Type: Apartment