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

436/23 Blackwood Street, North Melbourne Vic 3051

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$500,000		&		\$520,000				
Median sale p	rice								
Median price	\$540,000	Pro	operty Type	Unit			Suburb	North Melbourne	
Period - From	01/07/2019	to	30/09/2019		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	1706/33 Blackwood St NORTH MELBOURNE 3051	\$515,000	16/07/2019
2	608/33 Blackwood St NORTH MELBOURNE 3051	\$510,000	09/07/2019
3	415/33 Blackwood St NORTH MELBOURNE 3051	\$489,000	20/07/2019

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.

This Statement of Information was prepared on:

19/11/2019 16:41









Property Type: Strata Unit/Flat Land Size: 65 sqm approx Agent Comments Josh Simmons 03 9829 2931 0488 668 139 josh@melbournerealestate,com.au

Indicative Selling Price \$500,000 - \$520,000 Median Unit Price September quarter 2019: \$540,000

Comparable Properties



1706/33 Blackwood St NORTH MELBOURNE Agent Comments 3051 (REI/VG)



Price: \$515,000 Method: Private Sale Date: 16/07/2019 Rooms: 3 Property Type: Apartment



608/33 Blackwood St NORTH MELBOURNE 3051 (VG) Agent Comments

Agent Comments



Price: \$510,000 Method: Sale Date: 09/07/2019 Property Type: Strata Unit/Flat



415/33 Blackwood St NORTH MELBOURNE 3051 (VG)



Price: \$489,000 Method: Sale Date: 20/07/2019 Property Type: Strata Unit/Flat

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.