

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 24/23 Blackwood Street, North Melbourne Vic 3051

Indicative selling price

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

Range between \$650,000 & \$690,000

Median sale price

Median price \$580,000 Property Type Unit Suburb North Melbourne

Period - From 01/07/2023 to 30/06/2024 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	11/22-26 Howard St NORTH MELBOURNE 3051	\$681,000	10/06/2024
2	1809/33 Blackwood St NORTH MELBOURNE 3051	\$660,000	04/03/2024
3	1210/33 Blackwood St NORTH MELBOURNE 3051	\$655,000	12/03/2024

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: 22/07/2024 15:50



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Property Type: Strata Unit/Flat

Land Size: 92.6 sqm approx

Agent Comments

Indicative Selling Price

\$650,000 - \$690,000

Median Unit Price

Year ending June 2024: \$580,000

Comparable Properties



**11/22-26 Howard St NORTH MELBOURNE
3051 (REI)**

Agent Comments

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Price: \$681,000

Method: Private Sale

Date: 10/06/2024

Property Type: Apartment



**1809/33 Blackwood St NORTH MELBOURNE
3051 (REI/VG)**

Agent Comments

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Price: \$660,000

Method: Private Sale

Date: 04/03/2024

Property Type: Apartment



**1210/33 Blackwood St NORTH MELBOURNE
3051 (REI/VG)**

Agent Comments

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Price: \$655,000

Method: Private Sale

Date: 12/03/2024

Property Type: Apartment