

# 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

422/33 Blackwood Street, North Melbourne Vic 3051

### Indicative selling price

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

Range between \$420,000

&

\$440,000

### Median sale price

Median price \$576,000

Property Type Unit

Suburb North Melbourne

Period - From 01/04/2023

to

30/06/2023

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	603/33 Blackwood St NORTH MELBOURNE 3051	\$445,000	28/09/2023
2	1211/33 Blackwood St NORTH MELBOURNE 3051	\$410,000	03/07/2023
3	102/388 Queensberry St NORTH MELBOURNE 3051	\$405,000	11/09/2023

**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:

13/10/2023 14:21

422/33 Blackwood Street, North Melbourne Vic 3051

**MRE**

Jake Hu  
0488 028 978  
jake@melbournerealestate.com.au



1 Bed 1 Bath 1 Car

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$420,000 - \$440,000

**Median Unit Price**

June quarter 2023: \$576,000

## Comparable Properties



**603/33 Blackwood St NORTH MELBOURNE  
3051 (REI)**

Agent Comments

1 Bed 1 Bath 1 Car

**Price:** \$445,000

**Method:** Private Sale

**Date:** 28/09/2023

**Property Type:** Apartment



**1211/33 Blackwood St NORTH MELBOURNE  
3051 (REI/VG)**

Agent Comments

1 Bed 1 Bath 1 Car

**Price:** \$410,000

**Method:** Private Sale

**Date:** 03/07/2023

**Property Type:** Apartment



**102/388 Queensberry St NORTH MELBOURNE  
3051 (REI/VG)**

Agent Comments

1 Bed 1 Bath - Car

**Price:** \$405,000

**Method:** Private Sale

**Date:** 11/09/2023

**Property Type:** Apartment

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



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