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	422/33 Blackwood Street, North Melbourne Vic 3051
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$576,000	Pro	perty Type	Jnit		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

Add	dress 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 comparableproperties 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





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

> Indicative Selling Price \$420,000 - \$440,000 Median Unit Price June quarter 2023: \$576,000





Property Type: Apartment Agent Comments

Comparable Properties



603/33 Blackwood St NORTH MELBOURNE 3051 (REI)

0031 (NEI)

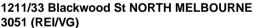
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Price: \$445,000 Method: Private Sale Date: 28/09/2023

Property Type: Apartment

Agent Comments



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Price: \$410,000 Method: Private Sale Date: 03/07/2023

Property Type: Apartment

Agent Comments



102/388 Queensberry St NORTH MELBOURNE Agent Comments

3051 (REI/VG)

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Price: \$405,000 Method: Private Sale Date: 11/09/2023

Property Type: Apartment

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



