

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

407/33 BLACKWOOD STREET NORTH MELBOURNE VIC 3051

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$470,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$485,000

Property type

Unit

Suburb

North Melbourne

Period-from

01 Mar 2023

to

29 Feb 2024

Source

Corelogic

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 6 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

1106/33 BLACKWOOD STREET NORTH MELBOURNE VIC 3051	\$455,000	19-Nov-23
627/23 BLACKWOOD STREET NORTH MELBOURNE VIC 3051	\$562,800	12-Jul-23
305/33 BLACKWOOD STREET NORTH MELBOURNE VIC 3051	\$620,000	06-Jan-23

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 6 months.

This Statement of Information was prepared on: 11 March 2024



**1106/33 BLACKWOOD STREET
NORTH MELBOURNE VIC 3051**

 2  1  -

Sold Price **\$455,000** Sold Date **19-Nov-23**

Distance **0km**

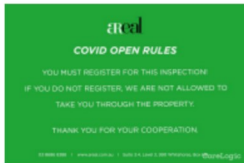


**627/23 BLACKWOOD STREET
NORTH MELBOURNE VIC 3051**

 2  1  1

Sold Price **\$562,800** Sold Date **12-Jul-23**

Distance **0.03km**



**305/33 BLACKWOOD STREET
NORTH MELBOURNE VIC 3051**

 2  1  1

Sold Price **\$620,000** Sold Date **06-Jan-23**

Distance **0.03km**



**405/33 BLACKWOOD STREET
NORTH MELBOURNE VIC 3051**

 2  1  -

Sold Price **\$470,000** Sold Date **04-Feb-23**

Distance **0.03km**



**413/33 BLACKWOOD STREET
NORTH MELBOURNE VIC 3051**

 2  1  -

Sold Price **\$450,000** Sold Date **15-Dec-22**

Distance **0.03km**



**504/33 BLACKWOOD STREET
NORTH MELBOURNE VIC 3051**

 2  1  -

Sold Price **\$460,000** Sold Date **19-Jul-23**

Distance **0.03km**

RS = Recent sale

UN = Undisclosed Sale

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