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

G08/33 Blackwood Street, North Melbourne Vic 3051

Indicative selling price

| For the meaning of this price see consumer.vic.gov.au/underquoting | | | | | | | | | |
|--------------------------------------------------------------------|------------|-----|-------------|------|-----------|------|--------|-----------------|--|
| Range betwee | \$350,000 | | & | | \$370,000 | C | | | |
| Median sale p | rice | | | | | | | | |
| Median price | \$550,000 | Pro | operty Type | Unit | | | Suburb | North Melbourne | |
| Period - From | 11/10/2022 | to | 10/10/2023 | | 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 | C3/85-87 Haines St NORTH MELBOURNE 3051 | \$417,500 | 04/09/2023 |
| 2 | 1211/33 Blackwood St NORTH MELBOURNE 3051 | \$410,000 | 03/07/2023 |
| 3 | 325/33 Blackwood St NORTH MELBOURNE 3051 | \$350,000 | 13/05/2023 |

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:

11/10/2023 15:48









Property Type: Apartment/Unit Agent Comments

Indicative Selling Price \$350,000 - \$370,000 Median Unit Price 11/10/2022 - 10/10/2023: \$550,000

Comparable Properties





C3/85-87 Haines St NORTH MELBOURNE 3051 Agent Comments (REI)



Price: \$417,500 Method: Private Sale Date: 04/09/2023 Property Type: Apartment

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



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



325/33 Blackwood St NORTH MELBOURNE 3051 (REI/VG)



Price: \$350,000 Method: Private Sale Date: 13/05/2023 Property Type: Apartment

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



propertydata

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Agent Comments