## 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