## 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

1211/33 Blackwood Street, North Melbourne Vic 3051

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ting		
Range betweer	n \$425,000		&		\$450,000	)		
Median sale pi	rice							
Median price	\$578,500	Pro	operty Type	Unit			Suburb	North Melbourne
Period - From	01/01/2023	to	31/03/2023		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	1013/33 Blackwood St NORTH MELBOURNE 3051	\$456,000	02/04/2023
2	413/33 Blackwood St NORTH MELBOURNE 3051	\$450,000	14/12/2022
3	1310/33 Blackwood St NORTH MELBOURNE 3051	\$425,000	15/02/2023

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:

07/06/2023 15:30





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**Property Type:** Apartment Agent Comments

Indicative Selling Price \$425,000 - \$450,000 Median Unit Price March quarter 2023: \$578,500

# **Comparable Properties**

1013/33 Blackwood St NORTH MELBOURNE 3051 (VG)       Agent Comments         Image: 2       Image: -       Image: -         Price: \$456,000 Method: Sale Date: 02/04/2023 Property Type: Flat/Unit/Apartment (Res)       Agent Comments         413/33 Blackwood St NORTH MELBOURNE 3051 (REI/VG)       Agent Comments         Image: 1       Image: -       Image: -         Price: \$450,000 Method: Private Sale Date: 14/12/2022 Property Type: Apartment       Agent Comments         1310/33 Blackwood St NORTH MELBOURNE 3051 (REI/VG)       Agent Comments					
Price: \$456,000       Method: Sale       Date: 02/04/2023       Property Type: Flat/Unit/Apartment (Res)       413/33 Blackwood St NORTH MELBOURNE       3051 (REI/VG)       Image: 1       Image: 1			Agent Comments		
Method: Sale         Date: 02/04/2023         Property Type: Flat/Unit/Apartment (Res)         413/33 Blackwood St NORTH MELBOURNE         3051 (REI/VG)         Image: 1       Image: -         Price: \$450,000         Method: Private Sale         Date: 14/12/2022         Property Type: Apartment         1310/33 Blackwood St NORTH MELBOURNE         Agent Comments		i 2 i . i .			
3051 (REI/VG)         Image: 1       Image: 1         Price: \$450,000         Method: Private Sale         Date: 14/12/2022         Property Type: Apartment         1310/33 Blackwood St NORTH MELBOURNE         Agent Comments		<b>Method:</b> Sale <b>Date:</b> 02/04/2023	_		
Method: Private Sale Date: 14/12/2022 Property Type: Apartment 1310/33 Blackwood St NORTH MELBOURNE 3051 (REI/VG)		3051 (REI/VG)	Agent Comments		
3051 (REI/VG)		Method: Private Sale Date: 14/12/2022	_		
	1	3051 (REI/VG)	Agent Comments		
		Price: \$425,000 Method: Private Sale			
		Date: 15/02/2023			
Method: Private Sale Date: 15/02/2023		Property Type: Apartment			

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





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