

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 consumer.vic.gov.au/underquoting

Range between \$425,000 & \$450,000

Median sale price

Median price \$578,500 Property Type Unit Suburb North Melbourne

Period - From 01/01/2023 to 31/03/2023 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	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



1 bed 1 bath 1 car

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

2 bed - bath - car -

Price: \$456,000

Method: Sale

Date: 02/04/2023

Property Type: Flat/Unit/Apartment (Res)

413/33 Blackwood St NORTH MELBOURNE
3051 (REI/VG)

Agent Comments

1 bed - bath - car -

Price: \$450,000

Method: Private Sale

Date: 14/12/2022

Property Type: Apartment



1310/33 Blackwood St NORTH MELBOURNE
3051 (REI/VG)

Agent Comments

1 bed 1 bath 1 car

Price: \$425,000

Method: Private Sale

Date: 15/02/2023

Property Type: Apartment