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





Jake Hu 0488 028 978 jake@melbournerealestate.com.au





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		Method: Sale Date: 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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