

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

713/33 Blackwood Street, North Melbourne Vic 3051

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$530,000 & \$550,000

Median sale price

Median price \$615,000 Property Type Unit Suburb North Melbourne

Period - From 01/07/2024 to 30/09/2024 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	534/23 Blackwood St NORTH MELBOURNE 3051	\$560,000	24/12/2024
2	1404/33 Blackwood St NORTH MELBOURNE 3051	\$555,000	11/10/2024
3	631/23 Blackwood St NORTH MELBOURNE 3051	\$495,000	10/10/2024

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:

16/01/2025 09:49



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2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$530,000 - \$550,000

Median Unit Price

September quarter 2024: \$615,000

Comparable Properties



534/23 Blackwood St NORTH MELBOURNE 3051 (REI)

Agent Comments

2 1 1

Price: \$560,000

Method: Private Sale

Date: 24/12/2024

Property Type: Apartment



1404/33 Blackwood St NORTH MELBOURNE 3051 (REI/VG)

Agent Comments

2 1 1

Price: \$555,000

Method: Private Sale

Date: 11/10/2024

Property Type: Apartment



631/23 Blackwood St NORTH MELBOURNE 3051 (REI/VG)

Agent Comments

2 1 -

Price: \$495,000

Method: Private Sale

Date: 10/10/2024

Property Type: Apartment

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



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