

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

G1/93 ARDEN STREET NORTH MELBOURNE VIC 3051

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$345,000

&

\$375,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

North Melbourne

Period-from

01 Jan 2024

to

31 Dec 2024

Source

Corelogic

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 6 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

635/23 BLACKWOOD STREET NORTH MELBOURNE VIC 3051	\$348,000	02-Nov-24
219/23 BLACKWOOD STREET NORTH MELBOURNE VIC 3051	\$360,000	19-Jul-24
427/33 BLACKWOOD STREET NORTH MELBOURNE VIC 3051	\$350,000	17-Apr-24

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 6 months.~~

This Statement of Information was prepared on: 13 January 2025



**635/23 BLACKWOOD STREET
NORTH MELBOURNE VIC 3051**

1 1 -

Sold Price **\$348,000** Sold Date **02-Nov-24**

Distance **0.68km**



**219/23 BLACKWOOD STREET
NORTH MELBOURNE VIC 3051**

1 1 -

Sold Price **\$360,000** Sold Date **19-Jul-24**

Distance **0.68km**



**427/33 BLACKWOOD STREET
NORTH MELBOURNE VIC 3051**

1 1 -

Sold Price **\$350,000** Sold Date **17-Apr-24**

Distance **0.68km**

RS = Recent sale

UN = Undisclosed Sale

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