

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

402/33 BLACKWOOD 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

\$330,000

&

\$350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

North Melbourne

Period-from

01 Sep 2022

to

31 Aug 2023

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

325/33 BLACKWOOD STREET NORTH MELBOURNE VIC 3051	\$350,000	13-May-23
420/33 BLACKWOOD STREET NORTH MELBOURNE VIC 3051	\$345,000	23-Jun-23
302/83 FLEMINGTON ROAD NORTH MELBOURNE VIC 3051	\$320,000	06-Jun-23

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 September 2023



325/33 BLACKWOOD STREET NORTH MELBOURNE VIC 3051

1 1 -

Sold Price **\$350,000** Sold Date **13-May-23**

Distance **0km**



420/33 BLACKWOOD STREET NORTH MELBOURNE VIC 3051

1 1 -

Sold Price **\$345,000** Sold Date **23-Jun-23**

Distance **0km**



302/83 FLEMINGTON ROAD NORTH MELBOURNE VIC 3051

1 1 -

Sold Price **\$320,000** Sold Date **06-Jun-23**

Distance **0.28km**

RS = Recent sale

UN = Undisclosed Sale

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