

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

115/33 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

\$558,000

or range
between

&

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

812/83 FLEMINGTON ROAD NORTH MELBOURNE VIC 3051	\$515,000	12-Oct-24
309/139-145 CHETWYND STREET NORTH MELBOURNE VIC 3051	\$542,000	23-Oct-24
16/55 HAINES STREET NORTH MELBOURNE VIC 3051	\$517,500	12-Oct-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.~~

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Aumeca Group
Christine Cheung
P 0396422789
M 0413013318
E christine@loyalventure.com.au



812/83 FLEMINGTON ROAD NORTH Sold Price **\$515,000** Sold Date **12-Oct-24**
MELBOURNE VIC 3051

2 1 1

Distance **0.28km**



309/139-145 CHETWYND STREET Sold Price **\$542,000** Sold Date **23-Oct-24**
NORTH MELBOURNE VIC 3051

2 1 1

Distance **0.31km**



16/55 HAINES STREET NORTH Sold Price **\$517,500** Sold Date **12-Oct-24**
MELBOURNE VIC 3051

2 1 1

Distance **0.73km**

RS = Recent sale **UN** = Undisclosed Sale

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