

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

12/17-21 Blackwood Street, North Melbourne Vic 3051

Indicative selling price

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

Range between \$570,000 & \$600,000

Median sale price

Median price \$565,000 Property Type Unit Suburb North Melbourne

Period - From 01/01/2024 to 31/12/2024 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	2315/160 Victoria St CARLTON 3053	\$595,000	15/02/2025
2	3/100 Queensberry St CARLTON 3053	\$580,000	04/02/2025
3	201/101 Grattan St CARLTON 3053	\$579,000	29/01/2025

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: 25/03/2025 09:28



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$570,000 - \$600,000

Median Unit Price

Year ending December 2024: \$565,000

Comparable Properties



2315/160 Victoria St CARLTON 3053 (REI)

Agent Comments

2 2 -

Price: \$595,000

Method: Private Sale

Date: 15/02/2025

Property Type: Apartment



3/100 Queensberry St CARLTON 3053 (REI)

Agent Comments

2 1 1

Price: \$580,000

Method: Private Sale

Date: 04/02/2025

Property Type: Apartment



201/101 Grattan St CARLTON 3053 (REI)

Agent Comments

2 1 1

Price: \$579,000

Method: Private Sale

Date: 29/01/2025

Property Type: Apartment

Account - Bow Residential | P: (03) 8672 2942