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: 1410/33 Blackwood Street, North Melbourne Vic 3051

Indicative selling price

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

Range between: $365,000 & $395,000

Median sale price

Median price: $636,000 Property Type: Unit Suburb: North Melbourne

Period - From: 01/10/2021 to: 31/12/2021 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	215/89 Roden St WEST MELBOURNE 3003	$375,000	06/09/2021
2	206/120 Abeckett St MELBOURNE 3000	$350,000	03/12/2021
3			

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: 01/02/2022 14:50

1410/33 Blackwood Street, North Melbourne Vic 3051



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Property Type:
Agent Comments

Indicative Selling Price
$365,000 - $395,000
Median Unit Price
December quarter 2021: $636,000

Comparable Properties



215/89 Roden St WEST MELBOURNE 3003 (REI)

1 1 1

Price: $375,000
Method: Private Sale
Date: 06/09/2021
Property Type: Apartment

Agent Comments



206/120 Abeckett St MELBOURNE 3000 (REI)

1 1 -

Price: $350,000
Method: Private Sale
Date: 03/12/2021
Rooms: 3
Property Type: Apartment

Agent Comments

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.

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