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	11/17-21 Blackwood Street, North Melbourne Vic 3051

Indicative selling price

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

Single price $500,000

Median sale price

Median price $666,500 Property Type Unit Suburb North Melbourne

Period - From 01/04/2022 to 30/06/2022 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	25/17-21 Blackwood St NORTH MELBOURNE 3051	$615,000	03/06/2022
2	28/17-21 Blackwood St NORTH MELBOURNE 3051	$582,000	27/05/2022
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: 04/10/2022 10:14

11/17-21 Blackwood Street, North Melbourne Vic 3051



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$500,000
Median Unit Price
June quarter 2022: $666,500

Comparable Properties



25/17-21 Blackwood St NORTH MELBOURNE 3051 (REI)

2 1 2

Agent Comments

Price: $615,000
Method: Private Sale
Date: 03/06/2022
Rooms: 3
Property Type: Apartment



28/17-21 Blackwood St NORTH MELBOURNE 3051 (REI)

2 1 2

Agent Comments

Price: $582,000
Method: Auction Sale
Date: 27/05/2022
Property Type: Apartment

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.

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161

REIV THE DIFFERENCE

propertydata .com.au

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