

# 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 436/23 Blackwood Street, North Melbourne Vic 3051

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$500,000 & \$520,000

### Median sale price

Median price \$540,000 Property Type Unit Suburb North Melbourne

Period - From 01/07/2019 to 30/09/2019 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	1706/33 Blackwood St NORTH MELBOURNE 3051	\$515,000	16/07/2019
2	608/33 Blackwood St NORTH MELBOURNE 3051	\$510,000	09/07/2019
3	415/33 Blackwood St NORTH MELBOURNE 3051	\$489,000	20/07/2019

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: 19/11/2019 16:41



**Property Type:** Strata Unit/Flat

**Land Size:** 65 sqm approx

Agent Comments

## Comparable Properties



**1706/33 Blackwood St NORTH MELBOURNE  
3051 (REI/VG)**

Agent Comments



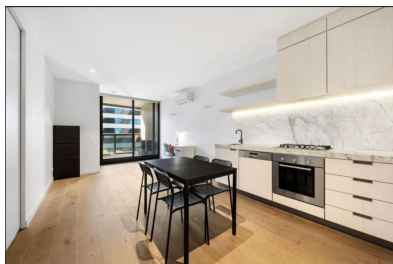
**Price:** \$515,000

**Method:** Private Sale

**Date:** 16/07/2019

**Rooms:** 3

**Property Type:** Apartment



**608/33 Blackwood St NORTH MELBOURNE  
3051 (VG)**

Agent Comments



**Price:** \$510,000

**Method:** Sale

**Date:** 09/07/2019

**Property Type:** Strata Unit/Flat



**415/33 Blackwood St NORTH MELBOURNE  
3051 (VG)**

Agent Comments



**Price:** \$489,000

**Method:** Sale

**Date:** 20/07/2019

**Property Type:** Strata Unit/Flat