

## 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](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$580,000

&

\$610,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$513,500

Property type

Unit

Suburb

North Melbourne

Period-from

01 Jun 2023

to

31 May 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

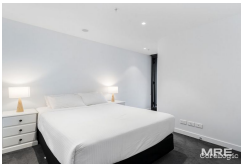
1210/33 BLACKWOOD STREET NORTH MELBOURNE VIC 3051	\$655,000	12-Mar-24
1809/33 BLACKWOOD STREET NORTH MELBOURNE VIC 3051	\$660,000	03-Mar-24
30/17-21 BLACKWOOD STREET NORTH MELBOURNE VIC 3051	\$585,000	27-Feb-24

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.~~

This Statement of Information was prepared on: 17 June 2024

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**1210/33 BLACKWOOD STREET  
NORTH MELBOURNE VIC 3051**

2 1 1

Sold Price **\$655,000** Sold Date **12-Mar-24**

Distance **0km**



**1809/33 BLACKWOOD STREET  
NORTH MELBOURNE VIC 3051**

2 1 1

Sold Price **\$660,000** Sold Date **03-Mar-24**

Distance **0km**



**30/17-21 BLACKWOOD STREET  
NORTH MELBOURNE VIC 3051**

2 1 1

Sold Price **\$585,000** Sold Date **27-Feb-24**

Distance **0.06km**

RS = Recent sale      UN = Undisclosed Sale

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