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

424/33 BLACKWOOD STREET NORTH MELBOURNE VIC 3051

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price			or range between		\$300,000	&	\$330,000			
Median sale price										
(*Delete house or unit as applicable)										
Median Price	\$500,000	Prop	Property type L		Unit	Suburb North Melbourne				
Period-from	01 Apr 2023	to	31 Mar 20	024	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	
317/23 BLACKWOOD STREET NORTH MELBOURNE VIC 3051	\$350,000	06-Mar-24	
402/33 BLACKWOOD STREET NORTH MELBOURNE VIC 3051	\$330,000	22-Nov-23	

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: 29 April 2024



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\$330,000 Sold Date 22-Nov-23

Distance

Okm

	317/23 BLACK NORTH MELBO		Sold Price	\$350,000	Sold Date	06-Mar-24
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Sold Price



402/33 BLACKWOOD STREET **NORTH MELBOURNE VIC 3051**

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RS = Recent sale

UN = Undisclosed Sale

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