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	408/33 Blackwood Street, North Melbourne Vic 3051

Indicative selling price

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

Range between	\$480,000	&	\$520,000
))			

Median sale price

Median price	\$582,500	Hou	use	Unit	х	Suburb	North Melbourne
Period - From	01/01/2018	to	31/12/2018		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.

Ad	dress of comparable property	Price	Date of sale
1	G1/83 Flemington Rd NORTH MELBOURNE 3051	\$530,000	14/09/2018
2	1508/151 Berkeley St MELBOURNE 3000	\$488,000	22/01/2019
3	4/25 Byron St NORTH MELBOURNE 3051	\$465,000	28/11/2018

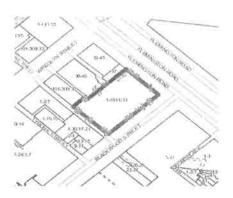
OR

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.

Account - Elite RE | P: 03 9663 9977 | F: (03)96638800









Agent Comments

Indicative Selling Price \$480,000 - \$520,000 Median Unit Price Year ending December 2018: \$582,500

Comparable Properties

G1/83 Flemington Rd NORTH MELBOURNE

3051 (VG)

2

÷

Price: \$530,000 Method: Sale Date: 14/09/2018

Rooms: -

Property Type: Flat/Unit/Apartment (Res)

1508/151 Berkeley St MELBOURNE 3000 (VG)

2



6

Price: \$488,000 Method: Sale Date: 22/01/2019

Rooms: -

Property Type: Strata Unit/Flat

4/25 Byron St NORTH MELBOURNE 3051 (VG) Agent Comments

2





Price: \$465,000 Method: Sale Date: 28/11/2018

Rooms: -

Property Type: House (Res) Land Size: 1045 sqm approx

Account - Elite RE | P: 03 9663 9977 | F: (03)96638800





Agent Comments

Agent Comments