

## 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](http://consumer.vic.gov.au/underquoting)

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

#### Median sale price

Median price \$582,500 House Unit X 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.

	Address 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.~~

408/33 Blackwood Street, North Melbourne Vic 3051



**Rooms:**  
**Property Type:**  
**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)** **Agent Comments**



**Price:** \$530,000  
**Method:** Sale  
**Date:** 14/09/2018  
**Rooms:** -  
**Property Type:** Flat/Unit/Apartment (Res)

**1508/151 Berkeley St MELBOURNE 3000 (VG)** **Agent Comments**



**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**



**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



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.