

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 538/23 Blackwood Street, North Melbourne Vic 3051

Indicative selling price

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

Range between \$510,000 & \$530,000

Median sale price

Median price \$525,000 Property Type Unit Suburb North Melbourne

Period - From 01/04/2019 to 30/06/2019 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	10/678 Lygon St CARLTON NORTH 3054	\$560,000	27/07/2019
2	1706/33 Blackwood St NORTH MELBOURNE 3051	\$515,000	16/07/2019
3	608/33 Blackwood St NORTH MELBOURNE 3051	\$510,000	09/07/2019

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: 17/09/2019 15:52

538/23 Blackwood Street, North Melbourne Vic 3051



Property Type:
Agent Comments

Indicative Selling Price
\$510,000 - \$530,000
Median Unit Price
June quarter 2019: \$525,000

Comparable Properties



10/678 Lygon St CARLTON NORTH 3054
(REI/VG)

Agent Comments



Price: \$560,000
Method: Auction Sale
Date: 27/07/2019
Property Type: Unit



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: Hobby Farm < 20 ha (Rur)
Land Size: 4048 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.