

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 3/51 Brougham Street, North Melbourne Vic 3051

Indicative selling price

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

Range between \$270,000 & \$297,000

Median sale price*

Median price \$290,000 Property Type Unit Suburb North Melbourne

Period - From 01/08/2023 to 29/01/2024 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	6/49 Brougham St NORTH MELBOURNE 3051	\$315,000	26/08/2023
2	8/26 Brougham St NORTH MELBOURNE 3051	\$300,000	28/10/2023
3	17/26 Brougham St NORTH MELBOURNE 3051	\$295,000	07/08/2023

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.~~

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* The median sale price is provided to comply with section 47AF (2)(b) of the Estate Agents Act 1980. The median selling price for a residential property sold in the same suburb or locality in which the property offered for sale is located has been calculated on the sale prices of 3 residential properties sold during the period specified by the section. Because of the small number of sales, the median selling price is unlikely to be meaningful statistically and should be considered accordingly.



Property Type:
Agent Comments

Indicative Selling Price
\$270,000 - \$297,000
Median Unit Price *
01/08/2023 - 29/01/2024: \$290,000
* Agent calculated median based on 3 sales

Comparable Properties



6/49 Brougham St NORTH MELBOURNE 3051 (REI) Agent Comments



Price: \$315,000
Method: Auction Sale
Date: 26/08/2023
Property Type: Apartment



8/26 Brougham St NORTH MELBOURNE 3051 (REI) Agent Comments



Price: \$300,000
Method: Private Sale
Date: 28/10/2023
Property Type: Unit



17/26 Brougham St NORTH MELBOURNE 3051 (REI) Agent Comments



Price: \$295,000
Method: Private Sale
Date: 07/08/2023
Property Type: Apartment

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