#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

## Property offered for sale

	3/51 Brougham Street, North Melbourne Vic 3051
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$270,000	&	\$297,000
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#### Median sale price\*

Median price	\$290,000	Pro	pperty Type Un	t		Suburb	North Melbourne
Period - From	01/08/2023	to	29/01/2024	So	ource	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

	aress of comparable property	1 1100	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.

This Statement of Information was prepared on:	29/01/2024 14:39



Date of sale

<sup>\*</sup> 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)



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

Property Type: Apartment

**Agent Comments** 

Agent Comments

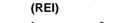
8/26 Brougham St NORTH MELBOURNE 3051

(REI)





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



17/26 Brougham St NORTH MELBOURNE 3051 Agent Comments

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

Property Type: Apartment

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