

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

17/26-28 Brougham Street, North Melbourne Vic 3051

Indicative selling price

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

Range between \$290,000 & \$310,000

Median sale price

Median price \$570,000 Property Type Unit Suburb North Melbourne

Period - From 27/07/2022 to 26/07/2023 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	11/49 Brougham St NORTH MELBOURNE 3051	\$365,000	03/02/2023
2	36/171 Flemington Rd NORTH MELBOURNE 3051	\$325,000	04/02/2023
3	12/26 Brougham St NORTH MELBOURNE 3051	\$285,000	01/02/2023

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: 27/07/2023 16:15

17/26-28 Brougham Street, North Melbourne Vic 3051

MRE

Jake Hu
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1 bed 1 bath 1 car

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$290,000 - \$310,000

Median Unit Price

27/07/2022 - 26/07/2023: \$570,000

Comparable Properties



11/49 Brougham St NORTH MELBOURNE 3051 Agent Comments
(REI)

1 bed 1 bath 1 car

Price: \$365,000

Method: Private Sale

Date: 03/02/2023

Property Type: Apartment



36/171 Flemington Rd NORTH MELBOURNE 3051 Agent Comments
(VG)

1 bed - bath - car -

Price: \$325,000

Method: Sale

Date: 04/02/2023

Property Type: Flat/Unit/Apartment (Res)



12/26 Brougham St NORTH MELBOURNE 3051 Agent Comments
(REI/VG)

1 bed 1 bath 1 car

Price: \$285,000

Method: Private Sale

Date: 01/02/2023

Property Type: Apartment

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951



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