

## 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

12/26 BROUGHAM 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) (\*Delete single price or range as applicable)

Single Price

\$285,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

North Melbourne

Period-from

01 Oct 2021

to

30 Sep 2022

Source

Corelogic

### 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 6 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

11/315 FLEMINGTON ROAD NORTH MELBOURNE VIC 3051	\$350,000	01-Jun-22
14/171 FLEMINGTON ROAD NORTH MELBOURNE VIC 3051	\$262,000	07-Sep-22
308/187 BOUNDARY ROAD NORTH MELBOURNE VIC 3051	\$300,000	17-Aug-22

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 6 months.~~

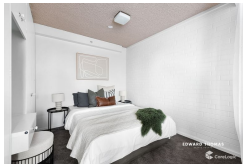
This Statement of Information was prepared on: 24 October 2022



**11/315 FLEMINGTON ROAD NORTH** Sold Price **\$350,000** Sold Date **01-Jun-22**  
**MELBOURNE VIC 3051**

 1  1  1

Distance **0.16km**



**14/171 FLEMINGTON ROAD NORTH** Sold Price <sup>RS</sup> **\$262,000** Sold Date **07-Sep-22**  
**MELBOURNE VIC 3051**

 1  1  1

Distance **0.49km**



**308/187 BOUNDARY ROAD NORTH** Sold Price <sup>RS</sup> **\$300,000** Sold Date **17-Aug-22**  
**MELBOURNE VIC 3051**

 1  1  1

Distance **0.67km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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