

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**8/49 BROUGHAM STREET, NORTH**

 1  1  1

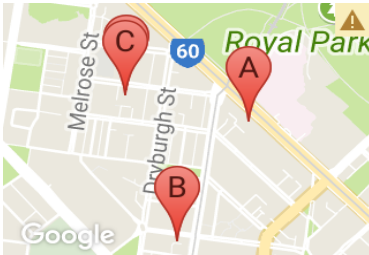
**Indicative Selling Price**

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Price Range: \$320,000 to \$350,000**

Provided by: Luke Scanna, ian reid's vendor advocacy australia

## MEDIAN SALE PRICE



**NORTH MELBOURNE, VIC, 3051**

Suburb Median Sale Price (Unit)

**\$521,500**

01 April 2017 to 31 March 2018

Provided by: 

## COMPARABLE PROPERTIES

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.



**6/205 FLEMINGTON RD, NORTH MELBOURNE,**  1  1  1

Sale Price

**\*\$345,000**

Sale Date: 14/05/2018

Distance from Property: 417m



**73 HAINES ST, NORTH MELBOURNE, VIC 3051**  1  1  1

Sale Price

**\*\$334,000**

Sale Date: 05/04/2018

Distance from Property: 567m



**6/49 BROUGHAM ST, NORTH MELBOURNE,**  1  1  1

Sale Price

**\$342,000**

Sale Date: 26/02/2018

Distance from Property: 15m



This report has been compiled on 19/06/2018 by Ian Reid Vendor Advocates. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

8/49 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)

Price Range: \$320,000 to \$350,000

### Median sale price

Median price

\$521,500

House

Unit

X

Suburb

NORTH  
MELBOURNE

Period

01 April 2017 to 31 March 2018

Source

pricfinder

### Comparable property sales

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
6/205 FLEMINGTON RD, NORTH MELBOURNE, VIC 3051	*\$345,000	14/05/2018
73 HAINES ST, NORTH MELBOURNE, VIC 3051	*\$334,000	05/04/2018
6/49 BROUGHAM ST, NORTH MELBOURNE, VIC 3051	\$342,000	26/02/2018