

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

412/59 THISTLETHWAITE STREET SOUTH MELBOURNE VIC 3205

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$400,000

&

\$438,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$619,888

Property type

Unit

Suburb

South Melbourne

Period-from

01 May 2021

to

30 Apr 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

1014/9 POWER STREET SOUTHBANK VIC 3006	\$440,000	09-Feb-22
1910E/888 COLLINS STREET DOCKLANDS VIC 3008	\$410,000	05-Mar-22
2209E/888 COLLINS STREET DOCKLANDS VIC 3008	\$435,000	20-Mar-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: 31 May 2022



**1014/9 POWER STREET
SOUTHBANK VIC 3006**

 1  1  -

Sold Price **\$440,000** Sold Date **09-Feb-22**

Distance **1.24km**

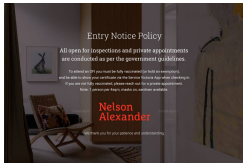


**1910E/888 COLLINS STREET
DOCKLANDS VIC 3008**

 1  1  -

Sold Price **\$410,000** Sold Date **05-Mar-22**

Distance **1.49km**



**2209E/888 COLLINS STREET
DOCKLANDS VIC 3008**

 1  1  -

Sold Price **\$435,000** Sold Date **20-Mar-22**

Distance **1.49km**

RS = Recent sale UN = Undisclosed Sale

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