

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

114/59 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

\$480,000

&

\$528,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,660,000

Property type

Other

Suburb

South Melbourne

Period-from

01 Mar 2023

to

29 Feb 2024

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

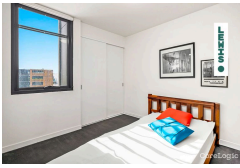
Date of sale

605/144-150 CLARENDON STREET SOUTHBANK VIC 3006	\$491,000	27-Feb-24
2409/45 CLARKE STREET SOUTHBANK VIC 3006	\$480,000	10-Jan-24
2409/283 CITY ROAD SOUTHBANK VIC 3006	\$505,000	05-Dec-23

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: 21 March 2024



**605/144-150 CLARENDON STREET
SOUTHBANK VIC 3006**

Sold Price

^{RS}

\$491,000

Sold Date

27-Feb-24

 2  1  1

Distance

0.6km



**2409/45 CLARKE STREET
SOUTHBANK VIC 3006**

Sold Price

\$480,000

Sold Date

10-Jan-24

 2  1  1

Distance

0.81km



**2409/283 CITY ROAD SOUTHBANK
VIC 3006**

Sold Price

\$505,000

Sold Date

05-Dec-23

 2  1  1

Distance

0.74km

RS = Recent sale

UN = Undisclosed Sale

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