

# 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

201/21 Thistlethwaite Street, South Melbourne Vic 3205
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### Indicative selling price

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

Range between 

\$730,000
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 & 

\$800,000
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### Median sale price

Median price 

\$630,000
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 Property Type 

Unit
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 Suburb 

South Melbourne
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Period - From 

01/04/2023
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 to 

31/03/2024
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 Source 

REIV
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### 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	402/166 Rouse St PORT MELBOURNE 3207	\$800,000	15/04/2024
2	1510/25 Coventry St SOUTHBANK 3006	\$780,000	02/05/2024
3	202/21 Thistlethwaite St SOUTH MELBOURNE 3205	\$750,000	27/03/2024

**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: 

24/05/2024 14:23
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2   2   1

**Property Type:** Apartment

**Agent Comments**

**Indicative Selling Price**  
\$730,000 - \$800,000  
**Median Unit Price**  
Year ending March 2024: \$630,000

## Comparable Properties



**402/166 Rouse St PORT MELBOURNE 3207 (REI)**

**Agent Comments**

2   2   1

**Price:** \$800,000  
**Method:** Private Sale  
**Date:** 15/04/2024  
**Property Type:** Apartment



**1510/25 Coventry St SOUTHBANK 3006 (REI)**

**Agent Comments**

2   2   1

**Price:** \$780,000  
**Method:** Private Sale  
**Date:** 02/05/2024  
**Property Type:** Apartment

**202/21 Thistlethwaite St SOUTH MELBOURNE 3205 (VG)**

**Agent Comments**

2   -   -

**Price:** \$750,000  
**Method:** Sale  
**Date:** 27/03/2024  
**Property Type:** Subdivided Flat - Single OYO Flat

**Account - Jellis Craig** | P: 03 8644 5500 | F: 03 9645 5393



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