

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

410/51-59 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

\$360,000

&

\$390,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

South Melbourne

Period-from

01 May 2023

to

30 Apr 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

605/41 BANK STREET SOUTH MELBOURNE VIC 3205	\$505,000	23-Feb-24
101/85-87 MARKET STREET SOUTH MELBOURNE VIC 3205	\$380,000	18-Apr-24
2607/50 HAIG STREET SOUTHBANK VIC 3006	\$425,000	17-Nov-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: 06 May 2024



**605/41 BANK STREET SOUTH
MELBOURNE VIC 3205**

 1  1  -

Sold Price ^{RS} **\$505,000** ^{UN} Sold Date **23-Feb-24**

Distance **0.44km**

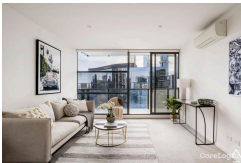


**101/85-87 MARKET STREET SOUTH
MELBOURNE VIC 3205**

 1  1  -

Sold Price ^{RS} **\$380,000** ^{UN} Sold Date **18-Apr-24**

Distance **0.52km**



**2607/50 HAIG STREET
SOUTHBANK VIC 3006**

 1  1  -

Sold Price **\$425,000** Sold Date **17-Nov-23**

Distance **0.66km**

RS = Recent sale **UN** = Undisclosed Sale

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