

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

208 / 15 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

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$983,000

Property type

Unit

Suburb

South Melbourne

Period-from

01 Aug 2020

to

31 Jul 2021

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

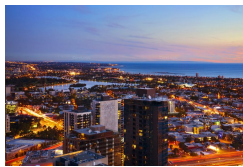
Date of sale

5108/35 Queens Bridge Street Southbank VIC 3006	\$1,000,000	03-May-21
1/78 Wells Street Southbank VIC 3006	\$1,155,000	29-May-21
3/78 Wells Street Southbank VIC 3006	\$1,075,000	25-May-21

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: 17 August 2021

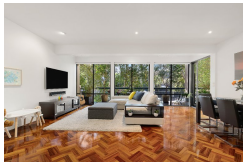


**5108/35 Queens Bridge Street
Southbank VIC 3006**

 3  2  1

Sold Price **\$1,000,000** Sold Date **03-May-21**

Distance **1.15km**



**1/78 Wells Street Southbank VIC
3006**

 3  2  1

Sold Price **\$1,155,000** Sold Date **29-May-21**

Distance **1.43km**

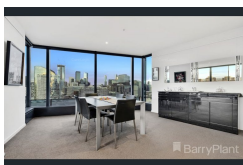


**3/78 Wells Street Southbank VIC
3006**

 3  2  1

Sold Price **\$1,075,000** Sold Date **25-May-21**

Distance **1.43km**



**234/55 Victoria Harbour
Promenade Docklands VIC 3008**

 3  2  1

Sold Price **\$1,525,000** Sold Date **09-May-21**

Distance **1.55km**



**103/65 Beach Street Port
Melbourne VIC 3207**

 3  2  1

Sold Price ^{RS} - Sold Date **31-May-21**

Distance **1.88km**



**12/300 King Street Melbourne VIC
3000**

 3  2  1

Sold Price **\$970,099** Sold Date **27-Mar-21**

Distance **1.98km**

RS = Recent sale

UN = Undisclosed Sale

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