

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

504/51 Thistlethwaite Street, South Melbourne

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$485,000

Median sale price

Median price

\$600,000

Property Type

Unit

Suburb

South Melbourne

Period - From

01/07/2021

to

30/09/2021

Source

REIV

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	2/5-7 Harold St MIDDLE PARK 3206	\$518,000	04/12/2021
2	1603/38 Albert Rd SOUTH MELBOURNE 3205	\$500,000	30/10/2021
3	8/4 Powell St SOUTH YARRA 3141	\$480,000	01/12/2021

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:

21 / 01 / 2022

Comparable Properties



2/5-7 Harold St MIDDLE PARK 3206 (REI)

Agent Comments

 1  1  1

Price: \$518,000

Method: Auction Sale

Date: 04/12/2021

Property Type: Apartment



1603/38 Albert Rd SOUTH MELBOURNE 3205 (REI/VG)

Agent Comments

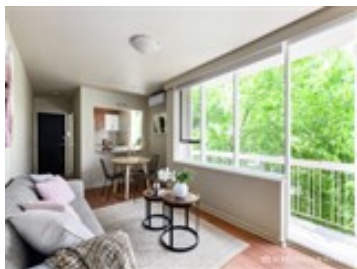
 1  1  1

Price: \$500,000

Method: Private Sale

Date: 30/10/2021

Property Type: Apartment



8/4 Powell St SOUTH YARRA 3141 (REI)

Agent Comments

 1  1  1

Price: \$480,000

Method: Private Sale

Date: 01/12/2021

Property Type: Apartment