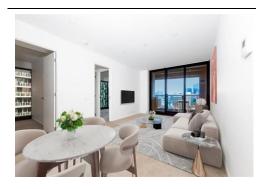
# 406/21 Thistlethwaite Street, South Melbourne Vic 3205



2 Bed 1 Bath 1 Car Property Type: Strata Unit/Flat Indicative Selling Price \$649,000 Median House Price 30/01/2022-29/01/2023: \$650,000

## **Comparable Properties**



#### 1106/9 Power Street, Southbank 3006 (REI)

2 Bed 1 Bath 1 Car Price: \$650,000 Method: Private Sale Date: 16/12/2022

**Property Type:** Apartment **Land Size:** 75 sqm approx

**Agent Comments:** Larger and older complex Comparable

size and fittings Comparable property



#### 55/63 Dorcas Street, South Melbourne 3205 (REI/VG)

2 Bed 1 Bath 1 Car Price: \$610,000 Method: Private Sale Date: 21/10/2022

Property Type: Apartment

**Agent Comments:** Larger and older complex Comparable

location Inferior property



#### 14/184 Albert Road, South Melbourne 3205 (REI)

2 Bed 1 Bath - Car Price: \$610,000 Method: Private Sale Date: 09/12/2022

**Property Type:** Apartment

**Agent Comments:** Inferior floor plan Comparable location

Inferior property

## Statement of Information

# Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

	Pro	pertv	offered	for sa	le
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Address	
Including suburb or	406/21 Thistlethwaite Street, South Melbourne Vic 3205
locality and postcode	

### **Indicative selling price**

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

Single price	\$649,000

### Median sale price

Median price	\$650,000		Unit x	Suburb Sou	th Melbourne	
Period - From	30/01/2022	to	29/01/2023	Source	e REIV	

#### **Comparable property sales**

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
1106/9 Power Street, SOUTHBANK 3006	\$650,000	16/12/2022
55/63 Dorcas Street, SOUTH MELBOURNE 3205	\$610,000	21/10/2022
14/184 Albert Road, SOUTH MELBOURNE 3205	\$610,000	09/12/2022

