

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*

Property offered for sale

Address
Including suburb or
locality and postcode

406/21 Thistlethwaite Street, South Melbourne Vic 3205

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

South Melbourne

Period - From

30/01/2022

to

29/01/2023

Source

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

This Statement of Information was prepared on:

30/01/2023 13:12