

## 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

114/59 THISTLETHWAITE STREET SOUTH MELBOURNE VIC 3205

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$450,000

&

\$490,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

South Melbourne

Period-from

01 Apr 2023

to

31 Mar 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

126/285-291 CITY ROAD SOUTHBANK VIC 3006	\$450,000	13-Feb-24
2101/58 CLARKE STREET SOUTHBANK VIC 3006	\$465,000	16-Dec-23
2409/45 CLARKE STREET SOUTHBANK VIC 3006	\$480,000	10-Jan-24

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: 10 April 2024



**126/285-291 CITY ROAD  
SOUTHBANK VIC 3006**

2 1 1

Sold Price **\$450,000** Sold Date **13-Feb-24**

Distance **0.72km**



**2101/58 CLARKE STREET  
SOUTHBANK VIC 3006**

2 1 1

Sold Price **\$465,000** Sold Date **16-Dec-23**

Distance **0.74km**



**2409/45 CLARKE STREET  
SOUTHBANK VIC 3006**

2 1 1

Sold Price **\$480,000** Sold Date **10-Jan-24**

Distance **0.81km**

RS = Recent sale

UN = Undisclosed Sale

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