

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

55 Linda Crescent, Hawthorn Vic 3122

Indicative selling price

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

Range between \$5,200,000 & \$5,700,000

Median sale price

Median price \$2,655,000 Property Type House Suburb Hawthorn

Period - From 01/01/2021 to 31/03/2021 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	89 Liddiard St HAWTHORN 3122	\$5,711,000	12/12/2020
2	6 Brook St HAWTHORN 3122	\$5,500,000	13/03/2021
3	9 College Pde KEW 3101	\$5,415,000	13/03/2021

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:

03/05/2021 15:01

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Indicative Selling Price

\$5,200,000 - \$5,700,000

Median House Price

March quarter 2021: \$2,655,000



 4  2  2

Property Type: House

[Agent Comments](#)

Comparable Properties



89 Liddiard St HAWTHORN 3122 (REI/VG)

[Agent Comments](#)

 5  2  2

Price: \$5,711,000

Method: Auction Sale

Date: 12/12/2020

Property Type: House (Res)

Land Size: 990 sqm approx



6 Brook St HAWTHORN 3122 (REI)

[Agent Comments](#)

 4  2  2

Price: \$5,500,000

Method: Auction Sale

Date: 13/03/2021

Property Type: House (Res)

Land Size: 997 sqm approx



9 College Pde KEW 3101 (REI)

[Agent Comments](#)

 5  4  2

Price: \$5,415,000

Method: Auction Sale

Date: 13/03/2021

Property Type: House (Res)

Land Size: 839 sqm approx