

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

1/40 Liddiard Street, Hawthorn Vic 3122

Indicative selling price

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

Range between \$450,000 & \$480,000

Median sale price

Median price \$604,000 Property Type Unit Suburb Hawthorn

Period - From 01/01/2020 to 31/12/2020 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	5/28 Wattle Rd HAWTHORN 3122	\$480,000	10/03/2021
2	3/32 Liddiard St HAWTHORN 3122	\$480,000	16/12/2020
3	15/102 Camberwell Rd HAWTHORN EAST 3123	\$450,000	04/02/2021

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: 15/03/2021 16:12



Rooms: 4

Property Type: Unit

Land Size: 56.76 sqm approx

Agent Comments

Comparable Properties



5/28 Wattle Rd HAWTHORN 3122 (REI)

Agent Comments



Price: \$480,000

Method: Sold Before Auction

Date: 10/03/2021

Rooms: 3

Property Type: Apartment



3/32 Liddiard St HAWTHORN 3122 (REI/VG)

Agent Comments



Price: \$480,000

Method: Private Sale

Date: 16/12/2020

Property Type: Apartment



15/102 Camberwell Rd HAWTHORN EAST
3123 (REI)

Agent Comments



Price: \$450,000

Method: Private Sale

Date: 04/02/2021

Property Type: Apartment