

# 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

5/54 Liddiard Street, Hawthorn Vic 3122

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$360,000 & \$396,000

### Median sale price

Median price \$602,000 Property Type Unit Suburb Hawthorn

Period - From 01/07/2023 to 30/09/2023 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	3/54 Liddiard St HAWTHORN 3122	\$390,000	04/08/2023
2	9/58-62 Mary St KEW 3101	\$386,000	09/06/2023
3	14/168 Power St HAWTHORN 3122	\$385,000	05/09/2023

**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: 18/10/2023 17:07



1 Bed 1 Bath 1 Car

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$360,000 - \$396,000

Median Unit Price

September quarter 2023: \$602,000

## Comparable Properties



3/54 Liddiard St HAWTHORN 3122 (REI/VG)

Agent Comments

1 Bed 1 Bath 1 Car

Price: \$390,000

Method: Private Sale

Date: 04/08/2023

Property Type: Apartment



9/58-62 Mary St KEW 3101 (REI)

Agent Comments

1 Bed 1 Bath 1 Car

Price: \$386,000

Method: Private Sale

Date: 09/06/2023

Property Type: Apartment



14/168 Power St HAWTHORN 3122 (REI/VG)

Agent Comments

1 Bed 1 Bath 1 Car

Price: \$385,000

Method: Private Sale

Date: 05/09/2023

Property Type: Apartment

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