Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	7/50 Liddiard Street, Hawthorn Vic 3122
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$580,000	Pro	perty Type	Jnit		Suburb	Hawthorn
Period - From	01/07/2022	to	30/06/2023	S	ource	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

Add	dress of comparable property	Price	Date of sale
1	18/46-48 Elphin Gr HAWTHORN 3122	\$480,000	06/07/2023
2	5/32 Liddiard St HAWTHORN 3122	\$480,000	17/05/2023
3	11/799 Burwood Rd HAWTHORN EAST 3123	\$460,000	22/08/2023

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	27/09/2023 09:54









Rooms: 3

Property Type: Flat **Agent Comments**

Indicative Selling Price \$450,000 - \$490,000 **Median Unit Price** Year ending June 2023: \$580,000

Comparable Properties



18/46-48 Elphin Gr HAWTHORN 3122 (REI)



Price: \$480,000 Method: Private Sale Date: 06/07/2023

Property Type: Apartment

Agent Comments

5/32 Liddiard St HAWTHORN 3122 (VG)

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Price: \$480,000 Method: Sale Date: 17/05/2023

Property Type: Strata Unit/Flat

Agent Comments

Agent Comments



Account - Jellis Craig | P: 98305966

11/799 Burwood Rd HAWTHORN EAST 3123

(REI)

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Price: \$460.000

Method: Sold Before Auction

Date: 22/08/2023

Property Type: Apartment





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