Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 8/110 Liddiard Street, Hawthorn Vic 3122

Indicative selling price

| For the meaning | of this price see | cons | sumer.vic.go | v.au/ | underquot | ing | | |
|-----------------|-------------------|------|--------------|-------|-----------|------|--------|----------|
| Range betweer | \$680,000 | | & | | \$720,000 | | | |
| Median sale p | rice | | | | | | | |
| Median price | \$568,000 | Pro | operty Type | Unit | | | Suburb | Hawthorn |
| Period - From | 01/01/2023 | to | 31/12/2023 | | So | urce | 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.

| Ade | dress of comparable property | Price | Date of sale |
|-----|-----------------------------------|-----------|--------------|
| 1 | 6/514 Glenferrie Rd HAWTHORN 3122 | \$770,000 | 29/12/2023 |
| 2 | 4/2-6 Edlington St HAWTHORN 3122 | \$725,000 | 20/11/2023 |
| 3 | 5/7 Hawthorn Gr HAWTHORN 3122 | \$660,000 | 16/09/2023 |

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:

15/01/2024 10:31







Property Type: Strata Unit/Flat Agent Comments

Indicative Selling Price \$680,000 - \$720,000 **Median Unit Price** Year ending December 2023: \$568,000

Comparable Properties



6/514 Glenferrie Rd HAWTHORN 3122 (REI) Agent Comments



Price: \$770,000 Method: Private Sale Date: 29/12/2023 Property Type: Apartment

Agent Comments



Price: \$725,000 Method: Private Sale Date: 20/11/2023 Property Type: Apartment

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5/7 Hawthorn Gr HAWTHORN 3122 (REI/VG)

4/2-6 Edlington St HAWTHORN 3122 (REI)

1



Agent Comments



Price: \$660.000 Method: Auction Sale Date: 16/09/2023 Property Type: Unit

Account - Marshall White | P: 03 9822 9999



propertydata

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