

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

1/32 LIDDIARD STREET HAWTHORN VIC 3122

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$480,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$552,500

Property type

Unit

Suburb

Hawthorn

Period-from

01 Sep 2023

to

31 Aug 2024

Source

Corelogic

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 6 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

2/14 THE BOULEVARD HAWTHORN VIC 3122	\$503,000	04-Apr-24
204/6 QUEENS AVENUE HAWTHORN VIC 3122	\$485,000	17-Apr-24
102/17 RIVERSDALE ROAD HAWTHORN VIC 3122	\$490,000	23-Apr-24

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 6 months.

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**2/14 THE BOULEVARD
HAWTHORN VIC 3122**

2 1 1

Sold Price **\$503,000** Sold Date **04-Apr-24**

Distance **1.02km**

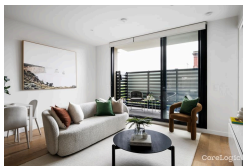


**204/6 QUEENS AVENUE
HAWTHORN VIC 3122**

2 1 1

Sold Price **\$485,000** Sold Date **17-Apr-24**

Distance **0.56km**



**102/17 RIVERSDALE ROAD
HAWTHORN VIC 3122**

2 1 -

Sold Price **\$490,000** Sold Date **23-Apr-24**

Distance **1.35km**

RS = Recent sale UN = Undisclosed Sale

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