

## 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

2/40 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$380,000

&

\$418,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$565,000

Property type

Unit

Suburb

Hawthorn

Period-from

01 Feb 2024

to

31 Jan 2025

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

7/94 LIDDIARD STREET HAWTHORN VIC 3122	\$410,000	12-Jan-25
3/500 GLENFERRIE ROAD HAWTHORN VIC 3122	\$400,000	04-Nov-24
5/23 HAROLD STREET HAWTHORN EAST VIC 3123	\$421,000	07-Dec-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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**7/94 LIDDIARD STREET  
HAWTHORN VIC 3122**

1 1 1

Sold Price <sup>RS</sup> **\$410,000** Sold Date **12-Jan-25**

Distance **0.47km**



**3/500 GLENFERRIE ROAD  
HAWTHORN VIC 3122**

1 1 1

Sold Price **\$400,000** Sold Date **04-Nov-24**

Distance **1.36km**



**5/23 HAROLD STREET  
HAWTHORN EAST VIC 3123**

1 1 1

Sold Price **\$421,000** Sold Date **07-Dec-24**

Distance **1.55km**

RS = Recent sale      UN = Undisclosed Sale

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