

# 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

8/10 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 \$530,000 & \$580,000

### Median sale price

Median price \$580,000 Property Type Unit Suburb Hawthorn

Period - From 01/10/2022 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	4/137 Victoria Rd HAWTHORN EAST 3123	\$585,000	29/11/2023
2	9/10a Mason St HAWTHORN 3122	\$561,000	19/08/2023
3	8/30-32 Barton St HAWTHORN 3122	\$545,000	27/10/2023

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:

11/01/2024 11:24



woodards 

## 8/10 Liddiard Street Hawthorn

### Additional information

Owners Corporation-\$4,426.8 per year.  
Council Rates – \$1,067.20 per year  
Water Rates-\$748.04 plus usage per year  
Renovated kitchen with induction cooktop and dishwasher.  
Spacious lounge.  
Two bedrooms both with extensive mirrored robes.  
Renovated bathroom with rainfall shower and laundry amenity.  
Split system heating and cooling.  
Secure intercom entry.  
Auto gated parking for one.

### Rental Estimate

\$480-\$520 per week (approx.)

### Chattels

All fixed floor coverings, fixed light fittings and window furnishings as inspected



**Mark Johnstone**  
0417 377 916



**Rachel Waters**  
0413 465 746

### Close proximity to

#### Schools

Auburn High School – Zoned (3.2km)  
Melbourne Girls College - (2.7km)  
Glenferrie Primary School – zoned (800m)  
Auburn Primary School – (1.1km)

#### Shops

Glenferrie Centre (300m)  
Camberwell Junction shopping Precinct (2.5km)  
Victoria Gardens Shopping Centre (2.6km)  
Tooronga Village (3.8km)

#### Parks

L.E. Bray Park (550m)  
Central Gardens (700m)  
Grace Park (800m)  
St James Park (1.6km)

### Transport

Glenferrie train station (400m)  
Tram 16 Melbourne University to Kew (110m)

### Settlement

10% deposit, 30/60/90 days or any other such terms that have been agreed to in writing by the vendor