Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	8/10 Liddiard Street, Hawthorn Vic 3122
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$530,000	&	\$580,000
	*,		+ ,

Median sale price

Median price	\$580,000	Pro	perty Type	Jnit		Suburb	Hawthorn
Period - From	01/10/2022	to	30/09/2023	Sc	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

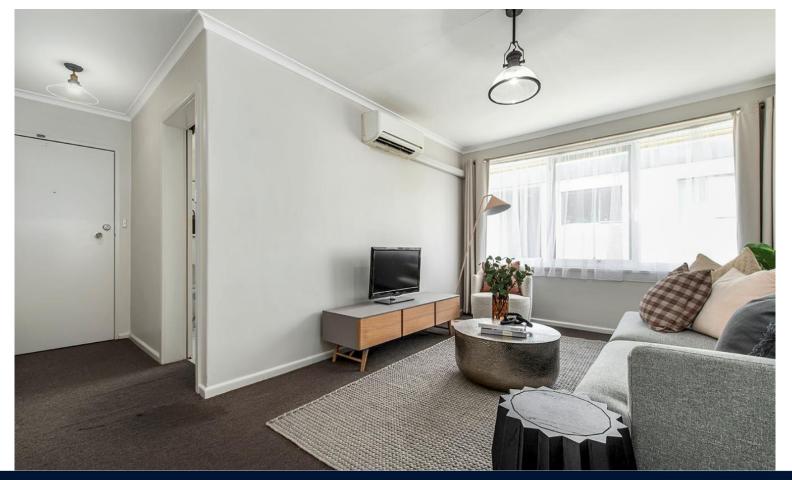
Address of comparable property		Price	Date of sale
1	4/137 Victoria Rd HAWTHORN EAST 3123	\$585,000	29/11/2023
2	9/10a Mason St HAWTHORN 3122	\$561,000	19/08/2023
3	8/30-32 Barton St HAWTHORN 3122	\$545,000	27/10/2023

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties 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

Close proximity to

Auburn High School - Zoned (3.2km) **Schools**

> 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

Rachel Waters 0413 465 746

Disclaimer: the information contained herein has been supplied to us and is to be used as a guide only. No information in this report is to be relied on for financial or legal purposes. Although every care has been taken in the preparation of the above information, we stress that particulars herein are for information only and do not constitute representation by the Owners or Agent.