Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered t	for sale
-----------------	-----------	----------

7/44 Liddiard Street, Hawthorn Vic 3122

Indicative selling price

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

Range between \$500,000	&	\$550,000
-------------------------	---	-----------

Median sale price

Median price	\$585,000	Pro	perty Type U	nit		Suburb	Hawthorn
Period - From	09/10/2023	to	08/10/2024	So	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

Aut	areas or comparable property	1 1100	Date of Sale
1	3/566 Glenferrie Rd HAWTHORN 3122	\$576,000	20/09/2024
2	3/14-16 Grove Rd HAWTHORN 3122	\$550,000	22/08/2024
3	1/176 Power St HAWTHORN 3122	\$535,000	29/07/2024

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:	09/10/2024 16:59



Date of sale

THE AGENCY

Luke Saville 0437 720 806 lukesaville@theagency.com.au

Indicative Selling Price \$500,000 - \$550,000 Median Unit Price 09/10/2023 - 08/10/2024: \$585,000



Rooms: 4 Property Type: Apartment

Agent Comments

Comparable Properties



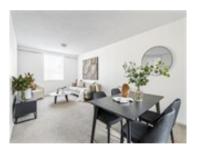
3/566 Glenferrie Rd HAWTHORN 3122 (REI)

□ 2 **□** 1 **□**

Price: \$576,000 Method: Private Sale Date: 20/09/2024

Property Type: Apartment

Agent Comments



3/14-16 Grove Rd HAWTHORN 3122 (REI)

Price: \$550,000

Method: Sold Before Auction

Date: 22/08/2024

Property Type: Apartment

Agent Comments



1/176 Power St HAWTHORN 3122 (REI/VG)

• • • •

Price: \$535,000 Method: Private Sale

Date: 29/07/2024 Property Type: Unit Agent Comments

Account - The Agency Victoria | P: 03 8578 0388



