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

11/90 Liddiard Street, Hawthorn Vic 3122

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$640,000		&		\$670,000					
Median sale pi	rice									
Median price	\$590,000	Pro	operty Type	Unit			Suburb	Hawthorn		
Period - From	01/01/2024	to	31/03/2024		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	16/114 Riversdale Rd HAWTHORN 3122	\$665,000	29/05/2024
2	25/177 Power St HAWTHORN 3122	\$655,000	18/06/2024
3	8/827a Burwood Rd HAWTHORN EAST 3123	\$651,000	31/05/2024

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:

11/07/2024 16:21



11/90 Liddiard Street, Hawthorn Vic 3122

THE AGENCY

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





Property Type: Apartment Agent Comments

Indicative Selling Price \$640,000 - \$670,000 **Median Unit Price** March quarter 2024: \$590,000

Comparable Properties



16/114 Riversdale Rd HAWTHORN 3122 (REI) Agent Comments



Price: \$665,000 Method: Sold Before Auction Date: 29/05/2024 Property Type: Apartment



25/177 Power St HAWTHORN 3122 (REI)

Agent Comments





Price: \$655,000 Method: Sold Before Auction Date: 18/06/2024 Property Type: Apartment

8/827a Burwood Rd HAWTHORN EAST 3123 Agent Comments (REI)



Price: \$651,000 Method: Private Sale Date: 31/05/2024 Property Type: Apartment

Account - The Agency Victoria | P: 03 8578 0388



propertydata

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