

# 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

102 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 \$1,460,000

&

\$1,580,000

### Median sale price

Median price \$2,400,000

Property Type House

Suburb Hawthorn

Period - From 01/10/2022

to

31/12/2022

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	17 Edgerton St HAWTHORN 3122	\$1,700,000	09/03/2023
2	1 Cambridge St HAWTHORN EAST 3123	\$1,550,000	22/12/2022
3	24 Melville St HAWTHORN 3122	\$1,425,000	18/02/2023

**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:

21/03/2023 11:21



3   
 2   
 2

**Property Type:** House (Res)

**Land Size:** 245 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,460,000 - \$1,580,000

**Median House Price**

December quarter 2022: \$2,400,000

## Comparable Properties



**17 Edgerton St HAWTHORN 3122 (REI)**

Agent Comments

2   
 2   
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**Price:** \$1,700,000

**Method:** Private Sale

**Date:** 09/03/2023

**Property Type:** House (Res)

**Land Size:** 215 sqm approx



**1 Cambridge St HAWTHORN EAST 3123 (REI)**

Agent Comments

3   
 2   
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**Price:** \$1,550,000

**Method:** Private Sale

**Date:** 22/12/2022

**Property Type:** House

**Land Size:** 202 sqm approx



**24 Melville St HAWTHORN 3122 (REI)**

Agent Comments

2   
 1   
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**Price:** \$1,425,000

**Method:** Auction Sale

**Date:** 18/02/2023

**Property Type:** House (Res)

**Land Size:** 224 sqm approx

**Account - Thomson** | P: 03 95098244 | F: 95009693