

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

1/16 Liddiard Street, Hawthorn Vic 3122

Indicative selling price

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

Range between \$900,000

&

\$990,000

Median sale price

Median price \$1,535,000

Property Type Townhouse

Suburb Hawthorn

Period - From 21/09/2021

to

20/09/2022

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 | 1d Robinson Rd HAWTHORN 3122 | \$1,200,000 | 18/06/2022 |
| 2 | 14/47 Riversdale Rd HAWTHORN 3122 | \$1,005,000 | 03/09/2022 |
| 3 | 105/7 Riversdale Rd HAWTHORN 3122 | \$1,000,000 | 15/08/2022 |

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:

21/09/2022 14:14



Property Type:

Flat/Unit/Apartment (Res)

Agent Comments

Comparable Properties



1d Robinson Rd HAWTHORN 3122 (REI)

Agent Comments



Price: \$1,200,000

Method: Auction Sale

Date: 18/06/2022

Property Type: Townhouse (Res)



14/47 Riversdale Rd HAWTHORN 3122 (REI)

Agent Comments



Price: \$1,005,000

Method: Auction Sale

Date: 03/09/2022

Property Type: Townhouse (Res)



105/7 Riversdale Rd HAWTHORN 3122 (REI)

Agent Comments



Price: \$1,000,000

Method: Private Sale

Date: 15/08/2022

Property Type: Apartment