



8/10 Liddiard Street, Hawthorn

Additional Information

Built: 1968 circa
 Council rates: \$698 pa
 Water rates: \$160 per quarter
 Owners Corporation Fees: \$869.85 per quarter
 Located just metres from Glenferrie Road
 Spacious lounge
 Private kitchen & meals with abundance of space
 Large main bedroom with ample mirrored BIRs
 2nd bedroom with BIR
 Bathroom with bath/shower combo & laundry facilities
 Reserve cycle heating & cooling
 Secure intercom
 Car space on title

Potential rental return

\$360 - \$380 per week approx.

Auction

Saturday 29 June at 1pm

Contact

Mark Johnstone 0417 377 916
 Julian Badenach 0414 609 665

Close proximity to

Schools

Glenferrie Primary School (zoned) – 800m
 Auburn High School (zoned) – 3.3km
 Carey Baptist Grammar School – 1.2km
 Swinburne University-500m

Shops

Glenferrie Road Street Shops – 200m
 Camberwell Junction Market – 2.7km
 Victoria Garden Shopping Centre – 3.3km

Parks

Central Garden – 400m
 Grace Park – 950m
 St James Park – 1.7km
 Sir William Angliss Reserve - 1.4km

Transport

Glenferrie Train Station – 400m
 Tram 16 Melbourne University - Kew via St Kilda Beach
 Bus 624 – Kew to Oakleigh

Terms

10% deposit, balance 30/60 days or other such terms that the vendors have agreed to in writing.

Chattels

All fixed floor coverings, window furnishings and light fittings.

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

8/10 Liddiard Street, Hawthorn Vic 3122

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$435,000

&

\$475,000

Median sale price

Median price \$536,250

House

Unit

X

Suburb Hawthorn

Period - From 01/01/2019

to

31/03/2019

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	7/14 The Boulevard HAWTHORN 3122	\$465,000	05/04/2019
2	7/178 Power St HAWTHORN 3122	\$450,000	30/03/2019
3	6/66 Auburn Rd HAWTHORN 3122	\$439,000	11/05/2019

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.

Mark Johnstone

9894 1000

0417 377 916

mjohnstone@woodards.com.au

Indicative Selling Price

\$435,000 - \$475,000

Median Unit Price

March quarter 2019: \$536,250



 2  -  1

Rooms: 1

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



7/14 The Boulevard HAWTHORN 3122 (REI/VG) **Agent Comments**

 2  1  1

Price: \$465,000

Method: Sold Before Auction

Date: 05/04/2019

Rooms: -

Property Type: Apartment



7/178 Power St HAWTHORN 3122 (VG)

Agent Comments

 2  -  -

Price: \$450,000

Method: Sale

Date: 30/03/2019

Rooms: -

Property Type: Car Park/Car Space (Res)



6/66 Auburn Rd HAWTHORN 3122 (REI)

Agent Comments

 2  1  1

Price: \$439,000

Method: Auction Sale

Date: 11/05/2019

Rooms: 4

Property Type: Apartment

Our Collection Notice and Your Privacy

(Privacy Act 1988: APP privacy policy)

If on attending our open for inspection or office, you give us your personal information, on doing so you consent to us collecting, holding, using and disclosing it for the following primary and secondary purposes.

When you give us your personal information, we will give you this form and our contact details. If our representative accidentally overlooks doing so, please ask them for one before you leave our office or open for inspection.

What are the primary purposes?

They are: to inform our vendor or landlord of those attending our open for inspection; to seek your views in connection with the sale or letting of the property; to provide you with further information about the property during the course of the sale or letting campaign; to provide you with copies of documents about the property, which you have asked to see; receive and respond to enquiries you may have about the property; receive, respond to, and negotiate offers to buy or lease which you may make for the property; if the property is to be auctioned, to advise you about any changes in connection with the auction.

What are the secondary purposes?

They are to include you in our database so we can (a) advise you of other properties we list for sale or letting and which we think may be of interest to you; (b) direct marketing or telemarketing or both; and (c) advise appropriate authorities and insurers, if an accident occurs or a crime is committed, or is suspected to have been committed, at or in the immediate vicinity of the property.

If I give you my personal information, how will you hold it?

We will hold your personal information in hard copy or electronic form or both and we will only use and disclose it for the primary and the secondary purposes.

How do I contact you about my personal information?

You can contact us between 9:00am and 5:00pm Monday to Friday (excluding public holidays) to terminate your consent to our using your personal information for some or all of the primary or the secondary purposes or both and also to have access to your personal information to update or correct it.

If you misuse my personal information, how do I complain to you?

If you consider we have breached the Australian Privacy Principles you may complain to us by letter, fax, or email **cway@woodards.com.au**. We will promptly consider your complaint and attempt to resolve it in a timely manner. If we are unable to resolve it you may refer your complaint to the Office of the Australian Information Commissioner, GPO Box 5218, Sydney NSW 2001 or **enquires@oaic.gov.au**.

Will you disclose my personal information to someone overseas?

In the event that the vendor or landlord of a property you are interested in purchasing or leasing resides overseas, we may pass your information on to them. We will take all reasonable steps necessary to ensure that the recipient does not breach the Australian Privacy Principles with regard to information supplied to them by us.

What are the main consequences for me, if I choose not to give you my personal information?

The main consequences for you are that you may not be able to inspect the property and we will not be able to contact you about the sale or letting of this property nor provide you with details of other properties we have listed for sale or letting and which may be of interest to you.