

# 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

84 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

&

\$1,600,000

### Median sale price

Median price \$2,450,000

Property Type House

Suburb Hawthorn

Period - From 01/10/2019

to 30/09/2020

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 Edgevale Rd KEW 3101	\$1,595,000	20/06/2020
2	23 Malin St KEW 3101	\$1,565,000	02/08/2020
3	3 Edward St HAWTHORN 3122	\$1,500,000	15/07/2020

**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:

25/11/2020 17:21



**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 360 sqm approx

Agent Comments

## Comparable Properties



**17 Edgevale Rd KEW 3101 (REI/VG)**

Agent Comments



**Price:** \$1,595,000

**Method:** Auction Sale

**Date:** 20/06/2020

**Property Type:** House (Res)

**Land Size:** 343 sqm approx



**23 Malin St KEW 3101 (REI)**

Agent Comments



**Price:** \$1,565,000

**Method:** Private Sale

**Date:** 02/08/2020

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 321 sqm approx



**3 Edward St HAWTHORN 3122 (REI/VG)**

Agent Comments



**Price:** \$1,500,000

**Method:** Private Sale

**Date:** 15/07/2020

**Property Type:** House

**Land Size:** 312 sqm approx