

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

8/32 Liddiard Street Hawthorn VIC 3122

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$479,000

&

\$499,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

Property type

Unit

Suburb

Hawthorn

Period-from

01 Oct 2020

to

30 Sep 2021

Source

Corelogic

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 6 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

6/32 Liddiard Street Hawthorn VIC 3122	\$490,000	27-May-21
501/80 Lynch Street Hawthorn VIC 3122	\$490,000	19-Jun-21
17/28 Wattle Road Hawthorn VIC 3122	\$496,000	17-Apr-21

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 6 months.~~

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Shawn White

P 0388095584

M 0425335034

E Shawn.White@Little.com.au



6/32 Liddiard Street Hawthorn VIC 3122

Sold Price

\$490,000

Sold Date

27-May-21

2

1

1

Distance

-



501/80 Lynch Street Hawthorn VIC 3122

Sold Price

Sold Date

19-Jun-21

2

1

1

Distance

0.49km



17/28 Wattle Road Hawthorn VIC 3122

Sold Price

\$496,000

Sold Date

17-Apr-21

2

1

1

Distance

1.1km

RS = Recent sale

UN = Undisclosed Sale

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