

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

8/54 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

\$440,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

Suburb

Hawthorn

Period-from

01 Sep 2021

to

31 Aug 2022

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

8/180 RIVERSDALE ROAD HAWTHORN VIC 3122	\$454,999	15-Apr-22
12/41 RIVERSDALE ROAD HAWTHORN VIC 3122	\$475,000	12-Jun-22
6/8 BROOK STREET HAWTHORN VIC 3122	\$459,999	26-May-22

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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**8/180 RIVERSDALE ROAD
HAWTHORN VIC 3122**

1 1 1

Sold Price **\$454,999** Sold Date **15-Apr-22**

Distance **1.17km**



**12/41 RIVERSDALE ROAD
HAWTHORN VIC 3122**

1 1 1

Sold Price **\$475,000** Sold Date **12-Jun-22**

Distance **1.28km**



**6/8 BROOK STREET HAWTHORN
VIC 3122**

1 1 1

Sold Price **\$459,999** Sold Date **26-May-22**

Distance **1.84km**

RS = Recent sale UN = Undisclosed Sale

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