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	2/16 Liddiard Street, Hawthorn Vic 3122

Indicative selling price

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

Range between $1,350,000 & $1,450,000

Median sale price

Median price $1,359,500 Property Type Townhouse Suburb Hawthorn

Period - From 26/09/2023 to 25/09/2024 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	19b Kaikoura Av HAWTHORN EAST 3123	$1,390,000	14/09/2024
2	1/8 Cobden St KEW 3101	$1,365,000	12/08/2024
3	6/63 Wattle Rd HAWTHORN 3122	$1,370,000	20/07/2024

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: 26/09/2024 14:57

2/16 Liddiard Street, Hawthorn Vic 3122



3 2 2

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price
$1,350,000 - $1,450,000
Median Townhouse Price
26/09/2023 - 25/09/2024: $1,359,500

Comparable Properties



19b Kaikoura Av HAWTHORN EAST 3123 (REI)

3 2 2

Price: $1,390,000
Method: Auction Sale
Date: 14/09/2024
Property Type: House (Res)

Agent Comments



1/8 Cobden St KEW 3101 (REI/VG)

3 3 2

Price: $1,365,000
Method: Private Sale
Date: 12/08/2024
Property Type: Townhouse (Single)

Agent Comments



6/63 Wattle Rd HAWTHORN 3122 (REI)

3 1 1

Price: $1,370,000
Method: Auction Sale
Date: 20/07/2024
Property Type: Unit

Agent Comments

Account - Marshall White | P: 03 9822 9999

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