

## 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 Callantina Road Hawthorn VIC 3122

### Indicative selling price

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

Single Price

\$4,200,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$2,400,000

Property type

House

Suburb

Hawthorn

Period-from

01 Mar 2020

to

28 Feb 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

56 Elphin Grove Hawthorn VIC 3122	\$4,425,000	27-Feb-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.

This Statement of Information was prepared on: 15 March 2021

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**56 Elphin Grove Hawthorn VIC 3122** Sold Price <sup>RS</sup> **\$4,425,000** Sold Date **27-Feb-21**

 4  2  3

Distance **1.71km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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