

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

7 Callantina Road, Hawthorn Vic 3122

Indicative selling price

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

Single price

\$1,975,000

Median sale price

Median price

\$2,430,000

Property Type

House

Suburb

Hawthorn

Period - From

01/07/2022

to

30/06/2023

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	2/29 Kinkora Rd HAWTHORN 3122	\$2,080,000	13/03/2023
2	10 Hastings Rd HAWTHORN EAST 3123	\$1,980,000	02/09/2023
3	8a Wiseman St HAWTHORN EAST 3123	\$1,980,000	30/03/2023

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:

12/09/2023 15:48

7 Callantina Road, Hawthorn Vic 3122

A—Z

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3 2 2

Property Type: House
Land Size: 600 sqm approx
Agent Comments

Indicative Selling Price
\$1,975,000

Median House Price
Year ending June 2023: \$2,430,000

Comparable Properties



2/29 Kinkora Rd HAWTHORN 3122 (REI)

Agent Comments

4 2 2

Price: \$2,080,000
Method: Private Sale
Date: 13/03/2023
Property Type: Apartment
Land Size: 500 sqm approx



10 Hastings Rd HAWTHORN EAST 3123 (REI)

Agent Comments

4 2 2

Price: \$1,980,000
Method: Auction Sale
Date: 02/09/2023
Property Type: House (Res)



8a Wiseman St HAWTHORN EAST 3123 (REI)

Agent Comments

3 2 3

Price: \$1,980,000
Method: Private Sale
Date: 30/03/2023
Property Type: House
Land Size: 327 sqm approx

Account - A-Z Real Estate Agency | P: 03 9815 1124



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