

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and postcode

26 Ashton Rise, Doncaster East VIC 3109

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

or range between \$1,100,000 & \$1,200,000

### Median sale price

Median price \$1310,000 \*House X Suburb Doncaster East

Period - From 01.10.2017 to 31.12.2017 Source REIV

### Comparable property sales

**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	27 Ashton Rise Doncaster East VIC 3109	\$1,082,000	28.10.2017
2	6 Schafter Drive Doncaster East VIC 3109	\$1,250,000	05.12.2017
3	6 Kris Court, Doncaster East VIC 3109	\$1,100,000	27.11.2017



## No Sale, No Charge

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## 27 Ashton Rise, Doncaster East VIC 3109

 4  2  2

Price: \$1,082,000

Method: Auction

Date: 28/10/2017

Property Type: House

Land Size: 725m2



## 6 Schafter Drive, Doncaster East VIC 3109

 4  2  2

Price: \$1,250,000

Method: Private Sale

Date: 05/12/2017

Rooms: 8

Property Type: House

Land Size: 782m2



## 6 Kris Court, Doncaster East VIC 3109

 4  2  4

Price: \$1,100,000

Method: Private Sale

Date: 27/11/2017

Rooms:

Property Type: House

Land Size: 887m2

## The Hudson Bond Difference



### Modern Marketing

Our modern and comprehensive marketing ensures your property will receive maximum exposure and on the top online property portals.



### Best Price Guarantee

If your house sells for less, then you pay **nothing**. We don't mislead you with a high quote just to win your business.



### A Quicker Sale

Hudson Bond's average selling time continues to be less than half the industry average. Our average sale time has been around 24 days for the past 10 years.