

Statement of Information

Single residential property located in the Melbourne metropolitan areaSections 47AF of the *Estate Agents Act 1980***Property offered for sale**

Address
Including suburb and
postcode

18 Rose Street, Doncaster, Victoria, 3108

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquotingSingle price

\$1,620,000

Median sale priceMedian price

\$1,346,750

*House

X

Suburb

Doncaster

Period - From

01.01.2017

 To

31.03.2017

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	7 Robin Court, Doncaster	\$1,500,000	21.04.2017
2	8 Thiele Street, Doncaster	\$1,610,000	16.05.2017
3	36 Queens Avenue, Doncaster	\$1,550,000	17.06.2017



The best price for your property

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7 Robin Court, Doncaster, Victoria, 3108

 3  2  2

Price: \$1,500,000

Date: 21/04/2017

Rooms: 8

Property Type: House

Land Size: 486 m2



8 Thiele Street, Doncaster, Victoria, 3108

 3  1  1

Price: \$1,610,000

Date: 16/05/2017

Rooms: 4

Property Type: house

Land Size: 724 m2



36 Queens Avenue, Doncaster, Victoria, 3108

 5  2  2

Price: \$1,550,000

Date: 17/06/2017

Rooms: 7

Property Type: House

Land Size: 742 m2

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.