

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

20/224 Williamsons Road, Doncaster

Indicative selling price

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

Single price

\$675,000

Median sale price

Median price

\$751,150

Unit

X

Suburb

Doncaster

Period - From

June 2017

to

September 2017

Source

REIV

Comparable property sales

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. 2/10-12 Anderson Street, Templestowe	\$695,000	01.07.2017
2. 9/11 Milne Street, Templestowe	\$539,000	07.07.2017
3. 2/1 Serpells Road, Templestowe	\$658,000	09.09.2017



The best price for your property

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Comparable Properties



2/10-12 Anderson Street Templestowe, Victoria

 2  1  1

Price: \$695,000

Date: 01.07.2017

Rooms: 2

Property Type: Unit



9/11 Milne Street Templestowe, Victoria

 2  1  1

Price: \$539,000

Date: 07.07.2017

Rooms: 2

Property Type: Unit



2/1 Serpells Road Templestowe, Victoria

 2  1  1

Price: \$658,000

Date: 09.09.2017

Rooms: 2

Property Type: Unit

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.