

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

41 Russell Crescent, Doncaster East 3109

Indicative selling price

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

Single price

\$1,720,000

Median sale price

Median price

\$1,210,000

House

X

Suburb

Doncaster East

Period - From

January 2017

to

March 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. 93 St Clems Road, Doncaster East	\$1,510,000	08.04.2017
2. 9 Glenview Road, Doncaster East	\$1,482,000	29.04.2017
3. 47 Russell Crescent, Doncaster East	\$1,310,000	14.03.2017



No Sale, No Charge

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Comparable Properties



93 St Clems Road Doncaster East, Victoria

 3
  1
  1

Price: \$1,510,000

Date: 08.04.2017

Rooms: 3

Property Type: House

Land Size: 848sqm



9 Glenview Road Doncaster East, Victoria

 3
  1
  2

Price: \$1,482,000

Date: 29.04.2017

Rooms: 3

Property Type: House

Land Size: 798sqm



47 Russell Crescent Doncaster East, Victoria

 4
  1
  2

Price: \$1,310,000

Date: 17.03.2017

Rooms: 4

Property Type: House

Land Size: 720sqm

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.