

## 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

27 Wilsons Road, Doncaster 3108

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

\$1,380,000

**Median sale price**Median price 

\$1,500,000

House 

X

Suburb 

Doncaster

Period - From 

April 2017

 to 

June 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. 18 Rose Street, Doncaster 3108	\$ 1,602,000	15/07/17
2. 38 Grange Park Avenue, Doncaster 3108	\$ 1,450,000	13/06/17
3. 9 Saxon Street, Doncaster 3108	\$ 1,430,000	12/06/2017

**No Sale, No Charge**[FIND OUT MORE](#)



## 18 Rose Street, Doncaster, Victoria

 4  2  2

Price: \$1,602,000

Date: 19/07/2017

Rooms: 4

Property Type: House

Land Size: 649 m2



## 38 Grange Park Avenue, Doncaster, Victoria

 4  3  3

Price: From \$1,450,000

Date: 13/06/2017

Rooms: 4

Property Type: House

Land Size: 656 m2



## 9 Saxon Road, Doncaster, Victoria

 3  2  2

Price: From \$1,430,000

Date: 12/06/2017

Rooms: 3

Property Type: House

Land Size: 651 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.

T (03) 9840 7700 F (03) 9840 7600

E [sales@hudsonbond.com.au](mailto:sales@hudsonbond.com.au)

632 Doncaster Road, Doncaster 3108



### 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.

[hudsonbond.com.au](http://hudsonbond.com.au)