

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

24 Caringal Avenue, Doncaster 3108

Indicative selling price

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

Single price

\$1,675,000

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. 36 Queens Avenue, Doncaster	\$1,550,000	17.06.2017
2. 13 Clancys Lane, Doncaster	\$1,840,000	12.08.2017
3. 10 Wilsons Road, Doncaster	\$1,480,000	22.09.2017



The best price for your property

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Comparable Properties



36 Queens Avenue Doncaster, Victoria

 5
  2
  2

Price: \$1,550,000

Date: 17.06.2017

Rooms: 5

Property Type: House

Land Size: 742sqm



13 Clancys Lane Doncaster, Victoria

 4
  2
  2

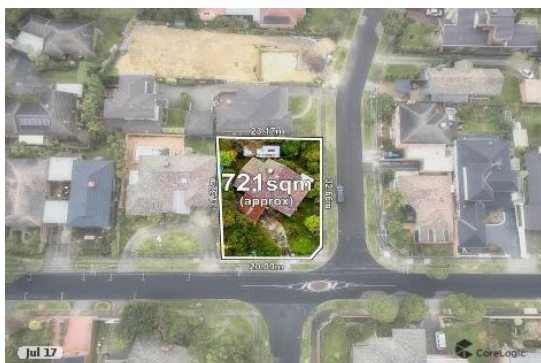
Price: \$1,840,000

Date: 12.08.2017

Rooms: 4

Property Type: House

Land Size: 843sqm



10 Wilsons Road Doncaster, Victoria

 3
  1
  2

Price: \$1,480,000

Date: 22.09.2017

Rooms: 3

Property Type: House

Land Size: 722sqm

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.