

## 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

### Indicative selling price

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

Single price

### Median sale price

Median price

House

Suburb

Period - From  to

Source

### 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. 6 Lord Street, Doncaster East	\$1,550,000	17.05.2017
2. 8 Lord Street, Doncaster East	\$1,610,000	17.05.2017
3. 20 Victoria Street, Doncaster	\$1,450,000	28.04.2017



## The best price for your property

[FIND OUT MORE](#)



## 6 Lord Street Doncaster East, Victoria

 3  1  3

Price: \$1,550,000

Date: 17.05.2017

Rooms: 3

Property Type: House

Land Size: 754sqm



## 8 Lord Street Doncaster East, Victoria

 4  2  2

Price: \$1,610,000

Date: 17.05.2017

Rooms: 4

Property Type: House

Land Size: 755sqm



## 20 Victoria Street Doncaster, Victoria

 4  2  2

Price: \$1,450,000

Date: 28.04.2017

Rooms: 4

Property Type: House

Land Size: 671sqm

## 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.