

Statement of Information

Single residential property located in the Melbourne metropolitan areaSections 47AF of the *Estate Agents Act 1980***Property offered for sale**

Address
Including suburb and
postcode

171 Blackburn Road, Doncaster East VIC 3109

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquotingSingle price

\$1,100,000

Median sale priceMedian price

\$922,500

Unit

X

Suburb

Doncaster East

Period - From

JUL 17

 to

SEPT 17

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. 1/1050 Doncaster Road Doncaster East	\$840,000	09.01.2018
2. 30 Franklin Street, Doncaster East	\$1,130,000	12.02.2017
3. 1/60 Morna Road, Doncaster East	\$950,000	25.11.2017



The best price for your property

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Comparable Properties



1/1050 Doncaster Road Doncaster East, Victoria 3109

 3  1  1

Price: \$840,000

Date: 09.01.2018

Rooms: 5

Property Type: Unit

Land Size: 317m2



30 Franklin Street, Doncaster East, Victoria 3109

 3  2  2

Price: \$1,130,000

Date: 12.02.2017

Rooms: -

Property Type: Unit

Land Size: 342m2



1/60 Morna Road, Doncaster East, Victoria 3109

 3  2  2

Price: \$1,588,000

Date: 25.11.2017

Rooms: 6

Property Type: Unit

Land Size: 329m2

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.