

sales@hudsonbond.com.au

#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF							of the Estate Agents Act 1980		
<b>.</b>									
Property offe	ered for sal	е							
Address Including suburb and postcode  1 Thomas Court, Doncaster VIC 3108									
Indicative se	lling price								
For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)									
Single price \$1,500,000									
Median sale price									
Median price	\$1,230,000		Property type House			Suburb	uburb Doncaster		
Period - From	- From April 2020 to June 2020 Source REIV								
Comparable property sales (*Delete A or B below as applicable)									
A* 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						Pri	ice	Date of sale	
7 Myers Court, Doncaster						\$1	,300,000	01/05/2020	
2. 6 Caringal Avenue, Doncaster						\$1	,360,000	28/02/2020	
3. 6 Idinia Court, Doncaster						\$1	,275,000	10/07/2020	
OR						•		<u> </u>	
	•	•	esentative reasof the property	•			three compara	able properties	

This Statement of Information was prepared on: 30/07/2020





sales@hudsonbond.com.au

## **Comparable properties**



#### \$1,300,000

7 Myers Court, Doncaster, Victoria

**DATE:** 01/05/2020

**PROPERTY TYPE:** House

7,076 sqm



#### \$1,360,000

6 Caringal Avenue, Doncaster Victoria

**DATE:** 28/02/2020

**PROPERTY TYPE:** House

994 sqm



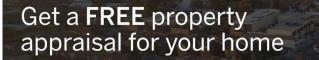
#### \$1,275,000

6 Idinia Court, Doncaster Victoria

**DATE:** 10/07/2020

**PROPERTY TYPE:** House

843 sqm



APPRAISE MY PROPERTY ->

### **Our Difference**



