

## 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

38 Belinda Crescent, Doncaster East, VIC, 3109

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

\$1,265,000

**Median sale price**

Median price 

\$1,310,000

 House 

X

 Suburb 

Doncaster East

Period - From 

OCT 17

 to 

DEC 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. 58 Dehnert Street, Doncaster East VIC 3109	\$1,268,000	13.11.2018
2. 4 Woodlea Street, Doncaster East VIC 3109	\$1,220,000	16.12.2017
3. 5 Tracey Street, Doncaster east VIC 3109	\$1,308,500	04.12.2017



The best price for your property

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## Comparable Properties



**58 Dehnert Street, Doncaster East, Victoria, 3109**

 4
  2
  2

Price: \$1,268,000

Date: 13.11.2017

Rooms:

Property Type: House

Land Size: 651m2



**4 Woodlea Street, Doncaster East, Victoria, 3109**

 4
  2
  2

Price: \$1,220,000

Date: 16.12.2017

Rooms: 5

Property Type: House

Land Size: 651m2



**6 Tracey Street, Doncaster East, Victoria, 3109**

 4
  1
  2

Price: \$1,308,500

Date: 04.12.2017

Rooms:

Property Type: House

Land Size: 654m2

## 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.