

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property	y offered	for sale
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Address Including suburb and postcode

16 Monterey Crescent, Donvale 3111

Indicative selling price

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

Single price \$1,899,000

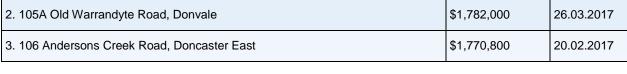
Median sale price

Median price	\$1,195,000		House X	Suburb	Donvale
Period - From	January 2017	to	March 2017	Sourc	e 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. 105 Old Warrandyte Road, Donvale \$1,882,000 01.04.2017 2. 105A Old Warrandyte Road, Donvale \$1,782,000 26.03.2017





The best price for your property

FIND OUT MORE



Comparable Properties



105 Old Warrandyte Road Donvale, Victoria

5 2 3

Price: \$1,882,000 Date: 01.04.2017

Rooms: 5

Property Type: House



105A Old Warrandyte Road Donvale, Victoria

5 2 3

Price: \$1,782,000 Date: 26.03.2017

Rooms: 5

Property Type: House



106 Andersons Creek Doncaster East, Victoria

= 7 **=** 3 **=** 4

Price: \$1,770,800 Date: 20.02.2017

Rooms: 7

Property Type: House

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.