

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or locality and postcode

29 Corack Road, Donald Vic 3480

Indicative selling price

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

Single price \$264,000

Median sale price

Median price \$235,000.00 Property type House Suburb Donald

Period - From Nov 2022 to Oct 2023 Source Realestate.com

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 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. 7 Mill Street, Donald Vic 3480	\$226,000.00	04/10/2023
2. 82 Aitkin Ave, Donald Vic 3480	\$200,000.00	15/12/2022
3. 3 Cave Street, Donald Vic 3480	\$180,000.00	03/12/2022

This Statement of Information was prepared on: 10/11/2023