Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address Including suburb or locality and postcode	22 Alfred Street Donald Vic 3480

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price	$57,000.00

Median sale price

Median price	$220,000.00	Property type	*HOUSE*	Suburb	DONALD
Period - From	Jan 2022	to	Dec 2023	Source	Realestate.com

Comparable property sale:

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 12/01/2023