Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address Including suburb or locality and postcode	22 Grey Street Donald 3480

Indicative selling price

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

Single price	$265,000				

Median sale price

Median price	$215,000	Property type	*House*	Suburb	Donald
Period - From	01/07/2021	to	01/07/2022	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 6 Corack Road, Donald 3480	$ 330,000	21/01/2022
2 26 Aitken Ave, Donald 3480	$ 235,000	03/06/2022
3 218 Woods Street, Donald 3480	$ 340,000	11/03/2022

This Statement of Information was prepared on: 14/07/2022