

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

### Property offered for sale

Address  
Including suburb or  
locality and postcode

5 Aitken Avenue, Donald Vic 3480

### Indicative selling price

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

Single price \$349 000.00

### Median sale price

Median price \$220 000.00

Property type House

Suburb Donald

Period - From Nov21

to

Oct 22

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	218 Woods Street, Donald	\$340 000.00	11 Mar 2022
2	6 Corack Road, Donald	\$330 000.00	21 Jan 2022
3	188 Woods Street, Donald	\$339 000.00	12 Oct 2022

This Statement of Information was prepared on: 20/12/22