

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

3 Corack Street,
Donald Vic 3480

Indicative selling price

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

\$45,000.

or range between \$

&

\$

Median sale price

Median price \$142,500.00

Property type HOUSE

Suburb DONALD

Period - From 19/05/20

to

29/09/20

Source realestate.com

Comparable property sales

A* 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 21 Elizabeth, Street, Donald 3480	\$47,000.00	06/06/20
2 189 Woods Street, Donald 3480	\$45,000.00	12/10/20
3 27 Corack Road, Donald 3480	\$35,000.00	07/08/20

This Statement of Information was prepared on: 12/10/2020