

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

### Property offered for sale

Address  
Including suburb or  
locality and postcode

43 McCulloch Street, 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 \$329,000

### Median sale price

Median price \$240,000

Property type House

Suburb Donald

Period - From Nov 2022

to

Oct 2023

Source Domain.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. 11-13 Florence street, Donald	\$420,000.00	03/04/2023
2. 24 Aitken Ave, Donald	\$285,000.00	03/06/2022
3. 5 Aitkin Ave, Donald	\$349,000.00	30/06/23

This Statement of Information was prepared on: 17/11/2023