

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or
locality and postcode

33 McCracken Ave
Donald 3480

Indicative selling price

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

Single price \$349,000.00

Median sale price

Median price \$270,000.00

Property type House

Suburb Donald

Period - From 11/03/2021

to

11/03/2022

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 26 Allen Ave, Donald	\$ 235,000	03/06/2022
2 118 Woods St, Donald	\$ 339,000	12/10/2021
3 218 Woods Street Donald	\$ 340,000	11/03/2021

This Statement of Information was prepared on: 09/09/2022