

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

### Property offered for sale

Address  
Including suburb or  
locality and postcode

26 McCracken Ave, 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 \$296,000

### Median sale price

Median price \$230,000

Property type House

Suburb Donald

Period - From Nov 2023

to

Oct 2024

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. 4 Cambell Street, Donald Vic 3480	\$290,000.00	08/10/2024
2. 58 Camp Street, Donald Vic 3480	\$300,000.00	14/03/2024
3. 26a McCracken Ave, Donald Vic 3480	\$310,000.00	15/11/2024

This Statement of Information was prepared on: 04/12/2024