

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

### Property offered for sale

Address  
Including suburb or  
locality and postcode

1 Aitken 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 \$389,000

### Median sale price

Median price

\$230,000

Property type

House

Suburb

Donald

Period - From

Dec 2023

to

Nov 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. 5 Camp Street, Donald Vic 3480	\$300,000.00	14/03/2024
2. 11-13 Florence Court, Donald Vic 3480	\$420,000.00	03/04/2024
3. 43 McCulloch Street, Donald Vic 3480	\$315,000.00	24/01/2024

This Statement of Information was prepared on: 09/12/2024