

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area.

### Property offered for sale

Address  
Including suburb or  
locality and postcode

4 Houston 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

\$390,000.00

### Median sale price

Median price

\$240,000.00

Property type

House

Suburb

Donald

Period - From

June 2022

to

May 2023

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. 186 Woods Street, Donald	\$350,000	17/10/2021
2. 116 Woods Street, Donald	\$420,000	12/07/2021
3. 10/12 Florence Court, Donald	\$450,000	28/05/2021

This Statement of Information was prepared on: 23/06/23