

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

210 WOODS STREET DONALD VIC 3480

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$167,500

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$255,000

Property type

House

Suburb

Donald

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* 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

202 WOODS STREET DONALD VIC 3480	\$177,000	13-Mar-24
12 RAY COURT DONALD VIC 3480	\$182,000	30-Aug-24
11 HOUSTON STREET DONALD VIC 3480	\$180,000	09-Dec-24

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 19 May 2025



202 WOODS STREET DONALD VIC 3480

Sold Price

\$177,000

Sold Date

13-Mar-24

2

1

1

Distance

0.06km



12 RAY COURT DONALD VIC 3480

Sold Price

\$182,000

Sold Date

30-Aug-24

3

-

-

Distance

0.19km



11 HOUSTON STREET DONALD VIC 3480

Sold Price

\$180,000

Sold Date

09-Dec-24

3

1

3

Distance

1.21km

RS = Recent sale

UN = Undisclosed Sale

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