

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address Including suburb and postcode 5 Akoonah Close, Donvale Vic 3111

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,400,000 & \$1,540,000

### Median sale price

Median price \$1,600,000 Property Type House Suburb Donvale

Period - From 01/07/2024 to 30/09/2024 Source REIV

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

A\* These are the three properties sold within two kilometres of the property for sale in the last six 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	13 Crofton Tce DONCASTER EAST 3109	\$1,416,000	09/11/2024
2	7 Jilpanger Rd DONVALE 3111	\$1,518,000	09/11/2024
3	5 Whistlewood CI DONCASTER EAST 3109	\$1,508,000	28/06/2024

OR

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

This Statement of Information was prepared on: 10/12/2024 09:33

5 Akoonah Close, Donvale Vic 3111



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**Property Type:** House (Res)  
**Land Size:** 973 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,400,000 - \$1,540,000  
**Median House Price**  
September quarter 2024: \$1,600,000

## Comparable Properties



**13 Crofton Tce DONCASTER EAST 3109 (REI)**

[Agent Comments](#)

4 2 2

**Price:** \$1,416,000  
**Method:** Auction Sale  
**Date:** 09/11/2024  
**Property Type:** House (Res)  
**Land Size:** 831 sqm approx



**7 Jilpanger Rd DONVALE 3111 (REI)**

[Agent Comments](#)

4 2 2

**Price:** \$1,518,000  
**Method:** Auction Sale  
**Date:** 09/11/2024  
**Property Type:** House (Res)  
**Land Size:** 803 sqm approx



**5 Whistlewood CI DONCASTER EAST 3109 (REI/VG)**

[Agent Comments](#)

5 2 2

**Price:** \$1,508,000  
**Method:** Sold Before Auction  
**Date:** 28/06/2024  
**Property Type:** House (Res)  
**Land Size:** 860 sqm approx

**Account - McGrath Doncaster** | P: 03 8822 6188



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