

# 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

15 Cobungra Grove, Wollert Vic 3750

### Indicative selling price

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

Range between \$680,000 & \$720,000

### Median sale price

Median price \$690,750 Property Type House Suburb Wollert

Period - From 01/01/2024 to 31/03/2024 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	1 Treeline Grng WOLLERT 3750	\$724,300	13/04/2024
2	16 Dolmen St WOLLERT 3750	\$716,000	20/04/2024
3	35 Kanangra Tce WOLLERT 3750	\$710,000	23/01/2024

**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:

28/05/2024 14:03



5   3   2

**Property Type:** House (Res)

**Land Size:** 272 sqm approx

Agent Comments

**Indicative Selling Price**

\$680,000 - \$720,000

**Median House Price**

March quarter 2024: \$690,750

## Comparable Properties



**1 Treeline Grng WOLLERT 3750 (REI)**

Agent Comments

4   2   2

**Price:** \$724,300

**Method:** Auction Sale

**Date:** 13/04/2024

**Property Type:** House



**16 Dolmen St WOLLERT 3750 (REI)**

Agent Comments

4   2   2

**Price:** \$716,000

**Method:** Auction Sale

**Date:** 20/04/2024

**Property Type:** House (Res)

**Land Size:** 394 sqm approx



**35 Kanangra Tce WOLLERT 3750 (REI/VG)**

Agent Comments

4   2   2

**Price:** \$710,000

**Method:** Private Sale

**Date:** 23/01/2024

**Property Type:** House

**Land Size:** 255 sqm approx