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

Range between $720,000 & $740,000

Median sale price

Median price $690,000 Property Type House Suburb Wollert

Period - From 01/10/2024 to 31/12/2024 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	30 Mombassa Dr WOLLERT 3750	$720,000	14/02/2025
2	17 Syrah Pde WOLLERT 3750	$729,000	14/02/2025
3	103 Arnaud Loop WOLLERT 3750	$715,500	08/02/2025

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: 18/02/2025 11:20

15 Cobungra Grove, Wollert Vic 3750

Walter Orlandi
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5 3 2

Property Type: House
Land Size: 271 sqm approx

Agent Comments

Indicative Selling Price
$720,000 - $740,000
Median House Price
December quarter 2024: $690,000

Comparable Properties



30 Mombassa Dr WOLLERT 3750 (REI)

4 2 2

Price: $720,000
Method: Private Sale
Date: 14/02/2025
Property Type: House
Land Size: 400 sqm approx

Agent Comments



17 Syrah Pde WOLLERT 3750 (REI)

4 2 2

Price: $729,000
Method: Private Sale
Date: 14/02/2025
Property Type: House
Land Size: 350 sqm approx

Agent Comments



103 Arnaud Loop WOLLERT 3750 (REI)

4 2 2

Price: $715,500
Method: Auction Sale
Date: 08/02/2025
Property Type: House
Land Size: 375 sqm approx

Agent Comments

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