

## 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

3 COBDEN CRESCENT WOLLERT VIC 3750

### Indicative selling price

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

Single Price

or range  
between

\$600,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$679,500

Property type

House

Suburb

Wollert

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

### 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 6 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

|                                     |           |           |
|-------------------------------------|-----------|-----------|
| 8 MARKHAM STREET WOLLERT VIC 3750   | \$725,000 | 15-Mar-25 |
| 20 LEANDON AVENUE WOLLERT VIC 3750  | \$640,000 | 31-Mar-25 |
| 4 WATERHOLE AVENUE WOLLERT VIC 3750 | \$683,000 | 04-Mar-25 |

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 6 months.~~

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larry li  
P 0425719692  
M 0425719692  
E larry.li@barryplant.com.au



**8 MARKHAM STREET WOLLERT  
VIC 3750**

 4  2  2

Sold Price

**\$725,000**

Sold Date

**15-Mar-25**

Distance

**0.13km**



**20 LEANDON AVENUE WOLLERT  
VIC 3750**

 4  2  2

Sold Price

**\$640,000**

Sold Date

**31-Mar-25**

Distance

**0.47km**



**4 WATERHOLE AVENUE WOLLERT  
VIC 3750**

 4  2  2

Sold Price

**\$683,000**

Sold Date

**04-Mar-25**

Distance

**0.58km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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