

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

6 WRENMORE AVENUE WOLLERT VIC 3750

Indicative selling price

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

Single Price

\$759,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$389,000

Property type

Land

Suburb

Wollert

Period-from

01 Aug 2024

to

31 Jul 2025

Source

Cotality

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

5 TEAGREEN STREET WOLLERT VIC 3750	\$720,000	24-Jan-25
3 AQUA STREET WOLLERT VIC 3750	\$761,000	15-May-25
2 COTTONWOOD DRIVE WOLLERT VIC 3750	\$740,000	10-May-24

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.~~

This Statement of Information was prepared on: 05 August 2025



5 TEAGREEN STREET WOLLERT VIC 3750

4 2 2

Sold Price

\$720,000

Sold Date

24-Jan-25

Distance

0.67km



3 AQUA STREET WOLLERT VIC 3750

4 2 2

Sold Price

\$761,000

Sold Date

15-May-25

Distance

0.75km



2 COTTONWOOD DRIVE WOLLERT VIC 3750

4 2 2

Sold Price

\$740,000

Sold Date

10-May-24

Distance

1.18km

RS = Recent sale

UN = Undisclosed Sale

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