

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

1/110 WINIFRED STREET OAK PARK VIC 3046

Indicative selling price

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

Single Price

or range
between

\$755,000

&

\$815,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,175,000

Property type

House

Suburb

Oak Park

Period-from

01 Jan 2022

to

31 Dec 2022

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

1/24 ETHEL STREET OAK PARK VIC 3046	\$780,000	17-Sep-22
71 VINCENT STREET OAK PARK VIC 3046	\$845,000	25-Aug-22
22 WATT AVENUE OAK PARK VIC 3046	\$855,000	11-Jan-23

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: 30 January 2023



1/24 ETHEL STREET OAK PARK VIC 3046 Sold Price **\$780,000** Sold Date **17-Sep-22**

 3  1  2

Distance **0.77km**



71 VINCENT STREET OAK PARK VIC 3046 Sold Price **\$845,000** Sold Date **25-Aug-22**

 3  1  2

Distance **0.2km**



22 WATT AVENUE OAK PARK VIC 3046 Sold Price ^{RS} **\$855,000** Sold Date **11-Jan-23**

 3  2  2

Distance **1.54km**

RS = Recent sale **UN** = Undisclosed Sale

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