

STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 2 Winifred Street, Oak Park 3046

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$1,200,000

Median sale price

Median price \$935,000 House ☒ Suburb Oak Park
Period - From 27/07/17 to 02/12/17 Source realestate.com.au

Comparable property sales

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 - 23 Josephine Street, Oak Park	\$1,150,000	27/07/17
2 - 238 Boundary Road, Pascoe Vale	\$1,000,000	18/11/17
3 - 9 Station Road, Oak Park	\$1,125,000	02/12/17