

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Address
Including suburb and
postcode

4/105 Vincent 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)

Range between \$580,000 & \$630,000

Median sale price

Median price \$697,500 Property type Unit Suburb Oak Park

Period - From Feb 2022 to April 2022 Source Pricefinder

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. 79 Winifred Street, Oak Park	\$690,000	23.4.2022
2. 4/18 Josephine Street, Oak Park	\$623,000	24.3.2022
3. 19 John Street, Oak Park	\$658,000	16.3.2022

This Statement of Information was prepared on:

18.05.2022