

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

2/15 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

\$665,000

&

\$695,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$678,500

Property type

Unit

Suburb

Oak Park

Period-from

01 Nov 2020

to

31 Oct 2021

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

1/15 Winifred Street Oak Park VIC 3046	\$692,500	05-Jun-21
3/1 Murphy Street Oak Park VIC 3046	\$675,000	03-Sep-21
4/15 Nerissa Grove Oak Park VIC 3046	\$615,000	05-Aug-21

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: 13 November 2021



1/15 Winifred Street Oak Park VIC 3046

 2  1  1

Sold Price

\$692,500

Sold Date

05-Jun-21

Distance

0.02km



3/1 Murphy Street Oak Park VIC 3046

 2  1  1

Sold Price

\$675,000

Sold Date

03-Sep-21

Distance

0.56km



4/15 Nerissa Grove Oak Park VIC 3046

 2  2  2

Sold Price

^{RS} **\$615,000**

Sold Date

05-Aug-21

Distance

0.44km

RS = Recent sale

UN = Undisclosed Sale

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