

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

3/33 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

\$775,000

&

\$835,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$670,000

Property type

Unit

Suburb

Oak Park

Period-from

01 Oct 2020

to

30 Sep 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

4/10 Valdoone Court Oak Park VIC 3046	\$840,000	27-Aug-21
4/8 Magnolia Street Oak Park VIC 3046	\$820,000	-
4/25 Ethel Street Oak Park VIC 3046	\$815,000	12-Jul-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: 01 October 2021



4/10 Valdoone Court Oak Park VIC 3046

Sold Price

^{RS} **\$840,000**

Sold Date **27-Aug-21**

 3  2  2

Distance **1.03km**



4/8 Magnolia Street Oak Park VIC 3046

Sold Price

\$820,000

Sold Date

-

 -  -  -

Distance **0.84km**



4/25 Ethel Street Oak Park VIC 3046

Sold Price

\$815,000

Sold Date

12-Jul-21

 3  2  2

Distance **0.06km**

RS = Recent sale

UN = Undisclosed Sale

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