

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

2/100 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

\$790,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,175,000

Property type

Other

Suburb

Oak Park

Period-from

01 Jul 2021

to

30 Jun 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

1/19 GREGORY STREET OAK PARK VIC 3046	\$800,000	20-Jun-22
7/35 RHODES PARADE OAK PARK VIC 3046	\$790,000	17-May-22
3/36 PROSPECT STREET GLENROY VIC 3046	\$685,000	17-Jun-22

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: 20 July 2022

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1/19 GREGORY STREET OAK PARK VIC 3046

Sold Price

RS \$800,000 UN

Sold Date

20-Jun-22

3

2

2

Distance

0.55km



7/35 RHODES PARADE OAK PARK VIC 3046

Sold Price

\$790,000

Sold Date

17-May-22

3

2

2

Distance

1.4km



3/36 PROSPECT STREET GLENROY VIC 3046

Sold Price

RS \$685,000

Sold Date

17-Jun-22

3

2

2

Distance

0.86km

RS = Recent sale

UN = Undisclosed Sale

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