

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

76 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

\$1,000,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,122,500

Property type

House

Suburb

Oak Park

Period-from

01 Apr 2021

to

31 Mar 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

1/21 MARGARET STREET OAK PARK VIC 3046	\$985,000	15-Mar-22
21 GREVILLIA ROAD OAK PARK VIC 3046	\$980,000	10-Dec-21
18 COLORADO STREET OAK PARK VIC 3046	\$1,000,000	07-Mar-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: 11 April 2022

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1/21 MARGARET STREET OAK PARK VIC 3046

 4  3  2

Sold Price

^{RS} **\$985,000** Sold Date **15-Mar-22**

Distance **0.62km**



21 GREVILLIA ROAD OAK PARK VIC 3046

 4  3  1

Sold Price

\$980,000 Sold Date **10-Dec-21**

Distance **1.13km**



18 COLORADO STREET OAK PARK VIC 3046

 4  3  2

Sold Price

^{RS} **\$1,000,000** Sold Date **07-Mar-22**

Distance **1.36km**

RS = Recent sale

UN = Undisclosed Sale

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