

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

9 Winifred Street, Oakleigh, VIC 3166

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

or range between

\$1,280,000

&

\$1,340,000

Median sale price

Median price

\$1,255,000

Property type

House

Suburb

OAKLEIGH

Period - From

22/10/2020

to

20/04/2021

Source

CoreLogic

Comparable property sales

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 16 Rae Street Chadstone | \$1,307,000 | 10/04/2021 |
| 2 9 Crana Court Chadstone | \$1,316,000 | 27/03/2021 |
| 3 7 Rendell Court Hughesdale | \$1,331,000 | 20/03/2021 |

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 six months.~~

This Statement of Information was prepared on:

20/04/2021