

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

4/41 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

\$690,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$697,000

Property type

Unit

Suburb

Oak Park

Period-from

01 Feb 2021

to

31 Jan 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

4/424 Gaffney Street Pascoe Vale VIC 3044	\$730,000	10-Oct-21
7/19 West Street Pascoe Vale VIC 3044	\$711,000	19-Dec-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: 22 February 2022



4/424 Gaffney Street Pascoe Vale VIC 3044

 3
  1
  1

Sold Price

\$730,000

Sold Date

10-Oct-21

Distance

1.55km


7/19 West Street Pascoe Vale VIC 3044

 3
  1
  1

Sold Price

\$711,000

Sold Date

19-Dec-21

Distance

2km

RS = Recent sale

UN = Undisclosed Sale

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