

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

4/19 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

\$570,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$657,500

Property type

Unit

Suburb

Oak Park

Period-from

01 Sep 2019

to

31 Aug 2020

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

6 Strachan Street Oak Park VIC 3046	\$640,100	31-Jul-20
3/37 Watt Avenue Oak Park VIC 3046	\$553,000	01-Jul-20
8/38 Grevillia Road Oak Park VIC 3046	\$637,500	21-Mar-20

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: 18 September 2020



6 Strachan Street Oak Park VIC 3046

 2  1  2

Sold Price

^{RS} **\$640,100**

Sold Date

31-Jul-20

Distance

0.62km



3/37 Watt Avenue Oak Park VIC 3046

 2  1  1

Sold Price

\$553,000

Sold Date

01-Jul-20

Distance

1km



8/38 Grevillia Road Oak Park VIC 3046

 2  1  1

Sold Price

\$637,500

Sold Date

21-Mar-20

Distance

0.89km

RS = Recent sale

UN = Undisclosed Sale

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