

# 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 3/100 Winifred Street, Oak Park 3046

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price \$699,000

### Median sale price

Median price \$579,000

Property type Unit

Suburb Oak Park

Period - From

APRIL 2019

to

OCT 2019

Source

CoreLogic

### Comparable property sales

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 – 3/18 Barina Road, Oak Park	\$650,000	07/09/19
2 – 3/8 Gregory Street, Oak Park	\$661,000	01/06/19
3 – 3/28 Currie Avenue, Oak Park	\$707,000	24/04/19

This Statement of Information was prepared on:

7 October 2019