
STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

25 Winifred Street, Oak Park

Indicative selling price

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

\$840,000

&

\$870,000

Median sale price

Median price

\$812,500

House

X

Suburb

Oak Park

Period - From

MAY 2017

to

OCT 2017

Source

RP Data

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
652 Pascoe Vale Road, Oak Park	\$830,000	16/10/2017
59 Winifred Street, Oak Park	\$921,000	29/07/2017
659 Pascoe Vale Road, Oak Park	\$726,000	20/08/2017