

Statement of Information

Sections 47AF of the Estate Agents Act 1980

**3/54 Winifred Street,
OAK PARK 3046**

Indicative selling price

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

Range \$600,000 - \$630,000

Median sale price

Median **Unit** for **OAK PARK** for period **Aug 2017 - Jan 2018**

Sourced from **Pricefinder**.

\$601,000

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 the most comparable to the property for sale.

4/4 Strachan Street,
Oak Park 3046

Price \$625,000 Sold 09
December 2017

3/4 Clyde Court,
Oak Park 3046

Price \$686,000 Sold 21
October 2017

3/45 Winifred Street,
Oak Park 3046

Price \$653,490 Sold 27
September 2017

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

Unit


2 beds


1 baths


1 parking

Stockdale & Leggo Glenroy

201 Glenroy Road,
Glenroy VIC 3046

Contact agents



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**Stockdale
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