

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

2/45 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

\$675,000

&

\$695,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,122,500

Property type

House

Suburb

Oak Park

Period-from

01 Apr 2021

to

31 Mar 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

3/2 SYLVESTER STREET OAK PARK VIC 3046	\$730,000	16-Feb-22
4/41 WINIFRED STREET OAK PARK VIC 3046	\$730,000	09-Mar-22
19 JOHN STREET OAK PARK VIC 3046	\$658,000	16-Mar-22

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: 04 April 2022



3/2 SYLVESTER STREET OAK PARK VIC 3046

 2  1  2

Sold Price **\$730,000** Sold Date **16-Feb-22**

Distance **0.19km**



4/41 WINIFRED STREET OAK PARK VIC 3046

 3  1  1

Sold Price ^{RS} **\$730,000** Sold Date **09-Mar-22**

Distance **0.04km**



19 JOHN STREET OAK PARK VIC 3046

 2  1  2

Sold Price ^{RS} **\$658,000** Sold Date **16-Mar-22**

Distance **-**

RS = Recent sale

UN = Undisclosed Sale

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