

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

<b>Address</b> Including suburb and postcode	1/16 Winifred Street Oak Park, 3046
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting).

Range between	\$660,000 & \$720,000
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### Median sale price

Median price	\$635,000	Property Type	UNIT	Suburb	OAK PARK
Period - From	01-Jun-2023	to	31-May-2024	Source	Corelogic

### Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 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	4/17 Cartwright Street Oak Park VIC 3046	\$675,500	25-Jan-2024
2	2/16 Gregory Street Oak Par VIC 3046	\$680,000	08-Apr-2024
3	3/16 Gregory Street Oak Park VIC 3046	\$687,000	16-Mar-2024

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