

## 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

3/14 WINIFRED STREET OAK PARK VIC 3046

### Indicative selling price

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

Single Price

or range  
between

\$660,000

&

\$700,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Oak Park

Period-from

01 Apr 2024

to

31 Mar 2025

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

|                                        |           |           |
|----------------------------------------|-----------|-----------|
| 4/29 MARGARET STREET OAK PARK VIC 3046 | \$640,000 | 04-Apr-25 |
| 3/9 GREGORY STREET OAK PARK VIC 3046   | \$695,000 | 28-Mar-25 |
| 1/24 MAGNOLIA STREET OAK PARK VIC 3046 | \$665,000 | 21-Nov-24 |

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: 30 April 2025

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#### 4/29 MARGARET STREET OAK PARK VIC 3046

 2  1  1

Sold Price

<sup>RS</sup>

**\$640,000**

Sold Date

**04-Apr-25**

Distance

**0.14km**



#### 3/9 GREGORY STREET OAK PARK VIC 3046

 2  1  1

Sold Price

<sup>RS</sup>

**\$695,000**

Sold Date

**28-Mar-25**

Distance

**0.3km**



#### 1/24 MAGNOLIA STREET OAK PARK VIC 3046

 2  1  1

Sold Price

**\$665,000**

Sold Date

**21-Nov-24**

Distance

**0.58km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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