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	2/54 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	$780,000	&	$830,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$675,000	Property type	Unit	Suburb	Oak Park
Period-from	01 Mar 2022	to	28 Feb 2023	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
1/10 GREGORY STREET OAK PARK VIC 3046	$900,000	04-Mar-23
1/7 THOR STREET STRATHMORE VIC 3041	$830,000	22-Oct-22
3/8 MAGNOLIA STREET OAK PARK VIC 3046	$730,000	17-Feb-23

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: 15 March 2023

Abraham Kalamouni
P 9471 1100
M 0400506219
E akalamouni@hockingstuart.com



1/10 GREGORY STREET OAK PARK VIC 3046

3 2 2

Sold Price RS **$900,000** UN

Sold Date **04-Mar-23**

Distance **0.34km**



1/7 THOR STREET STRATHMORE VIC 3041

3 2 2

Sold Price **$830,000**

Sold Date **22-Oct-22**

Distance **0.72km**



3/8 MAGNOLIA STREET OAK PARK VIC 3046

3 2 2

Sold Price RS **$730,000**

Sold Date **17-Feb-23**

Distance **0.97km**

RS = Recent sale **UN** = Undisclosed Sale

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