STATEMENT OF INFORMATION
Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address Including suburb and postcode	114 Winifred Street, Oak Park

Indicative selling price

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

Single price	$970,000

Median sale price

Median price	$925,000	House	X	Suburb	Oak Park
Period - From	03/06/17	to	13/11/17	Source	Realestate.com.au

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 most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 - 13 New Road, Oak Park	$930,000	13/11/17
2 - 24 Vincent Street, Oak Park	$1,138,000	03/06/17
3 - 9 Strathnaver Street, Strathmore	$1,050,000	18/10/17