

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

206/83-85 DRUMMOND STREET OAKLEIGH VIC 3166

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

\$360,000

&

\$380,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$530,000

Property type

Unit

Suburb

Oakleigh

Period-from

01 Mar 2023

to

29 Feb 2024

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

107/83-85 DRUMMOND STREET OAKLEIGH VIC 3166	\$360,000	08-Jul-23
307/2 DALGETY STREET OAKLEIGH VIC 3166	\$400,000	12-Oct-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: 27 March 2024

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**107/83-85 DRUMMOND STREET
OAKLEIGH VIC 3166**

1 1 1

Sold Price **\$360,000** Sold Date **08-Jul-23**

Distance **0km**



**307/2 DALGETY STREET
OAKLEIGH VIC 3166**

1 1 1

Sold Price **\$400,000** Sold Date **12-Oct-23**

Distance **0.11km**

RS = Recent sale UN = Undisclosed Sale

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