

## 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

308/83-85 DRUMMOND STREET OAKLEIGH VIC 3166

### Indicative selling price

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

Single Price

or range  
between

\$455,000

&

\$495,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$641,000

Property type

Unit

Suburb

Oakleigh

Period-from

01 May 2021

to

30 Apr 2022

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

Address of comparable property	Price	Date of sale
211/83-85 DRUMMOND STREET OAKLEIGH VIC 3166	\$470,000	20-Nov-21

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: 26 May 2022

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**211/83-85 DRUMMOND STREET  
OAKLEIGH VIC 3166**

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Sold Price

**\$470,000**

Sold Date

**20-Nov-21**

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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