

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

107/83-85 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

\$345,000

&

\$375,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$592,500

Property type

Unit

Suburb

Oakleigh

Period-from

01 Jun 2022

to

31 May 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

102/83-85 DRUMMOND STREET OAKLEIGH VIC 3166	\$351,500	17-Apr-23
305/83-85 DRUMMOND STREET OAKLEIGH VIC 3166	\$365,000	25-Jan-23
303/19-21 HANOVER STREET OAKLEIGH VIC 3166	\$366,000	10-Apr-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: 10 June 2023


**102/83-85 DRUMMOND STREET
OAKLEIGH VIC 3166**

 1
  1
  -

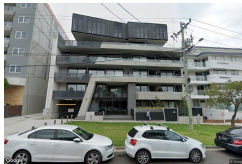
Sold Price

\$351,500

Sold Date

17-Apr-23

Distance

0km

**305/83-85 DRUMMOND STREET
OAKLEIGH VIC 3166**

 1
  1
  -

Sold Price

\$365,000

Sold Date

25-Jan-23

Distance

0km

**303/19-21 HANOVER STREET
OAKLEIGH VIC 3166**

 1
  1
  1

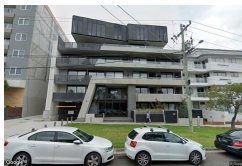
Sold Price

\$366,000

Sold Date

10-Apr-23

Distance

0.94km

**309/83-85 DRUMMOND STREET
OAKLEIGH VIC 3166**

 1
  -
  -

Sold Price

Sold Date

17-Feb-23

Distance

0km
RS = Recent sale

UN = Undisclosed Sale

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