

# 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 12/13 Logie 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)

Price Range

\$450,000

&

\$480,000

### Median sale price

Median price

\$529,500

Property Type

Apartment

Suburb

Oakleigh (3166)

Period - From

01/11/2023

to

31/10/2024

Source

Corelogic

### Comparable property sales

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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
211/83-85 DRUMMOND STREET, OAKLEIGH VIC 3166	\$460,000	02/10/2024
304/1525 DANDENONG ROAD, OAKLEIGH VIC 3166	\$450,000	17/06/2024
104/70 FERNTREE GULLY ROAD, OAKLEIGH EAST VIC 3166	\$471,300	12/07/2024

This Statement of Information was prepared on: 06/11/2024