

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 502/83-85 Drummond Street, Oakleigh Vic 3166

Indicative selling price

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

Range between \$400,000 & \$440,000

Median sale price

Median price \$485,050 Property Type Unit Suburb Oakleigh

Period - From 31/07/2023 to 30/07/2024 Source REIV

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 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	3/254 Huntingdale Rd HUNTINGDALE 3166	\$410,000	09/05/2024
2	6/158 Kangaroo Rd HUGHESDALE 3166	\$435,000	16/03/2024
3	6/103 Atherton Rd OAKLEIGH 3166	\$415,000	02/03/2024

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 six months.~~

This Statement of Information was prepared on: 31/07/2024 15:36



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$400,000 - \$440,000

Median Unit Price

31/07/2023 - 30/07/2024: \$485,050

Comparable Properties



3/254 Huntingdale Rd HUNTINGDALE 3166 (REI)

Agent Comments



Price: \$410,000

Method: Private Sale

Date: 09/05/2024

Property Type: Apartment



6/158 Kangaroo Rd HUGHESDALE 3166 (REI/VG)

Agent Comments



Price: \$435,000

Method: Auction Sale

Date: 16/03/2024

Property Type: Apartment



6/103 Atherton Rd OAKLEIGH 3166 (REI/VG)

Agent Comments



Price: \$415,000

Method: Private Sale

Date: 02/03/2024

Property Type: Apartment