

# 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

211/83-85 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)

Single price

\$449,000

### Median sale price

Median price

\$509,500

Property Type

Unit

Suburb

Oakleigh

Period - From

01/04/2024

to

30/06/2024

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	7/13 Logie St OAKLEIGH 3166	\$543,000	20/04/2024
2	7/10 Albert Av OAKLEIGH 3166	\$477,000	10/04/2024
3	8/6 Dalgety St OAKLEIGH 3166	\$480,000	27/03/2024

**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:

30/07/2024 21:48



2   1   1

**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$449,000

**Median Unit Price**  
June quarter 2024: \$509,500

## Comparable Properties



**7/13 Logie St OAKLEIGH 3166 (REI/VG)**

**Agent Comments**

2   1   1

**Price:** \$543,000  
**Method:** Auction Sale  
**Date:** 20/04/2024  
**Property Type:** Apartment



**7/10 Albert Av OAKLEIGH 3166 (REI/VG)**

**Agent Comments**

2   1   1

**Price:** \$477,000  
**Method:** Auction Sale  
**Date:** 10/04/2024  
**Property Type:** Apartment



**8/6 Dalgety St OAKLEIGH 3166 (REI/VG)**

**Agent Comments**

2   1   1

**Price:** \$480,000  
**Method:** Private Sale  
**Date:** 27/03/2024  
**Property Type:** Apartment

**Account - Scott Kim Real Estate Pty Ltd | P: 03 9808 0481**



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