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	407/83-85 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	$599,950	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$558,750	Property type	Unit	Suburb	Oakleigh
Period-from	01 Apr 2020	to	31 Mar 2021	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.

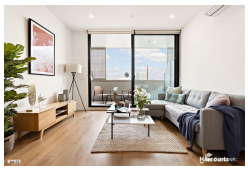
Address of comparable property	Price	Date of sale
504/83-85 Drummond Street Oakleigh VIC 3166	$585,800	23-Mar-21
308/16 Dalgety Street Oakleigh VIC 3166	$593,750	21-Jan-21
202/9 Camira Street Malvern East VIC 3145	$620,000	29-Nov-20

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: 17 April 2021

Max Martinucci
P 9088 8608
M 0402133505
E max.m@obrienrealestate.com.au



504/83-85 Drummond Street Oakleigh VIC 3166

2 2 1

Sold Price RS **$585,800** Sold Date **23-Mar-21**

Distance **-**

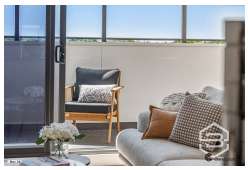


308/16 Dalgety Street Oakleigh VIC 3166

2 2 1

Sold Price **$593,750** Sold Date **21-Jan-21**

Distance **0.03km**



202/9 Camira Street Malvern East VIC 3145

2 2 1

Sold Price **$620,000** Sold Date **29-Nov-20**

Distance **0.32km**

RS = Recent sale **UN** = Undisclosed Sale

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