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 (*Delete single price or range as applicable)

~~Single Price~~		or range between	$400,000	&	$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$613,000	Property type	Unit	Suburb	Oakleigh
Period-from	01 Nov 2020	to	31 Oct 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
406/1525 Dandenong Road Oakleigh VIC 3166	$418,000	20-May-21
10/13 Logie Street Oakleigh VIC 3166	$448,500	03-Nov-21
7/105 Willesden Road Hughesdale VIC 3166	$395,000	15-Jun-21

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: 05 November 2021

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



406/1525 Dandenong Road Oakleigh VIC 3166

2 1 1

Sold Price **$418,000** Sold Date **20-May-21**

Distance **0.04km**



10/13 Logie Street Oakleigh VIC 3166

2 1 1

Sold Price RS **$448,500** UN Sold Date **03-Nov-21**

Distance **0.2km**



7/105 Willesden Road Hughesdale VIC 3166

2 1 1

Sold Price **$395,000** Sold Date **15-Jun-21**

Distance **0.7km**

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

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