

## 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

16 SINCLAIR STREET OAKLEIGH SOUTH VIC 3167

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,250,000

&

\$1,350,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,211,250

Property type

House

Suburb

Oakleigh South

Period-from

01 Aug 2021

to

31 Jul 2022

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

82 PATRICK STREET OAKLEIGH EAST VIC 3166	-	10-May-22
23 NEWPORT ROAD CLAYTON SOUTH VIC 3169	\$1,880,000	02-Jul-22

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: 16 August 2022



**82 PATRICK STREET OAKLEIGH  
EAST VIC 3166**

6 4 3

Sold Price

- Sold Date **10-May-22**

Distance **1.88km**



**23 NEWPORT ROAD CLAYTON  
SOUTH VIC 3169**

8 4 4

Sold Price

<sup>RS</sup> **\$1,880,000**

Sold Date **02-Jul-22**

Distance **1.46km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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