

# 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

5A Sheppard Street, Moorabbin Vic 3189

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,400,000

&

\$1,440,000

### Median sale price

Median price \$1,395,000

Property Type House

Suburb Moorabbin

Period - From 01/04/2021

to

30/06/2021

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	10B Fairbank Rd BENTLEIGH 3204	\$1,432,000	24/04/2021
2	28b Hutchinson St BENTLEIGH 3204	\$1,400,000	12/04/2021
3	11 Warland Rd HAMPTON EAST 3188	\$1,430,000	20/03/2021

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:

02/08/2021 10:22



**Rooms:** 6

**Property Type:** Townhouse

Agent Comments

Family lifestyle is an out-an-out winner with this luxurious streetfront executive home immediately adjoining Moorabbin Reserve. Families can spread out in style in its substantial four bed-room three bathroom accommodation featuring two living areas, indoor/outdoor entertaining, a stone kitchen with butlers pantry, downstairs bedroom with BIRs/ensuite, garage, OSP.

## Comparable Properties



**10B Fairbank Rd BENTLEIGH 3204 (REI/VG)**

Agent Comments



**Price:** \$1,432,000

**Method:** Auction Sale

**Date:** 24/04/2021

**Property Type:** Townhouse (Res)

**Land Size:** 340 sqm approx



**28b Hutchinson St BENTLEIGH 3204 (REI/VG)**

Agent Comments



**Price:** \$1,400,000

**Method:** Sold Before Auction

**Date:** 12/04/2021

**Property Type:** Townhouse (Res)

**Land Size:** 322 sqm approx



**11 Warland Rd HAMPTON EAST 3188 (REI/VG)**

Agent Comments



**Price:** \$1,430,000

**Method:** Auction Sale

**Date:** 20/03/2021

**Property Type:** Townhouse (Res)

**Land Size:** 313 sqm approx