

# 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

5B 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

&

\$1,450,000

### Median sale price

Median price \$1,353,750

Property Type Townhouse

Suburb Moorabbin

Period - From 18/01/2022

to

17/01/2023

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	23b Franklin St MOORABBIN 3189	\$1,435,000	22/10/2022
2	7B Porter Rd BENTLEIGH 3204	\$1,428,000	19/11/2022
3	17a Sheppard St MOORABBIN 3189	\$1,415,000	06/10/2022

**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:

18/01/2023 13:55

5B Sheppard Street, Moorabbin Vic 3189

**Jellis  
Craig**

Anthony Fordham  
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0408 107 514

anthonyfordham@jellisrcraig.com.au

**Indicative Selling Price**

\$1,400,000 - \$1,450,000

**Median Townhouse Price**

18/01/2022 - 17/01/2023: \$1,353,750



4 3 2

**Rooms:** 6

**Property Type:** Townhouse

**Land Size:** 310m2 sqm approx

[Agent Comments](#)

## Comparable Properties



**23b Franklin St MOORABBIN 3189 (REI/VG)**

[Agent Comments](#)

4 3 2

**Price:** \$1,435,000

**Method:** Auction Sale

**Date:** 22/10/2022

**Property Type:** Townhouse (Res)

**Land Size:** 284 sqm approx



**7B Porter Rd BENTLEIGH 3204 (REI)**

[Agent Comments](#)

3 2 1

**Price:** \$1,428,000

**Method:** Auction Sale

**Date:** 19/11/2022

**Property Type:** Townhouse (Res)



**17a Sheppard St MOORABBIN 3189 (REI/VG)**

[Agent Comments](#)

3 2 2

**Price:** \$1,415,000

**Method:** Sold Before Auction

**Date:** 06/10/2022

**Property Type:** Townhouse (Res)

**Land Size:** 300 sqm approx

**Account - Jellis Craig** | P: 03 9593 4500 | F: 03 9557 7604



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