

# 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

4 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 \$1,150,000

&

\$1,250,000

### Median sale price

Median price \$1,350,000

Property Type House

Suburb Moorabbin

Period - From 01/07/2021

to

30/09/2021

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	310 South Rd HAMPTON EAST 3188	\$1,238,000	16/10/2021
2	2 Gavin St MOORABBIN 3189	\$1,210,000	17/07/2021
3	4 Hinkler Av BENTLEIGH EAST 3165	\$1,202,800	25/06/2021

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:

05/11/2021 11:32

4 Sheppard Street, Moorabbin Vic 3189

**Jellis  
Craig**

Andrew Panagopoulos  
9593 4500  
0412054970

andrewpanagopoulos@jellisrcraig.com.au

**Indicative Selling Price**

\$1,150,000 - \$1,250,000

**Median House Price**

September quarter 2021: \$1,350,000



2   -   0

**Rooms:** 2

**Property Type:** House

**Land Size:** 602 sqm approx

Agent Comments

## Comparable Properties



**310 South Rd HAMPTON EAST 3188 (REI)**

Agent Comments

3   2   4

**Price:** \$1,238,000

**Method:** Auction Sale

**Date:** 16/10/2021

**Property Type:** House (Res)

**Land Size:** 602 sqm approx



**2 Gavin St MOORABBIN 3189 (REI/VG)**

Agent Comments

3   1   1

**Price:** \$1,210,000

**Method:** Auction Sale

**Date:** 17/07/2021

**Property Type:** House

**Land Size:** 603 sqm approx



**4 Hinkler Av BENTLEIGH EAST 3165 (REI/VG)**

Agent Comments

3   1   2

**Price:** \$1,202,800

**Method:** Sold Before Auction

**Date:** 25/06/2021

**Property Type:** House (Res)

**Land Size:** 806 sqm approx

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



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