Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered t	for sale
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Address	7/4 Yorston Court, Elsternwick Vic 3185
Including suburb and	
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$380,000	&	\$418,000
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Median sale price

Median price	\$615,000	Pro	perty Type	Unit		Suburb	Elsternwick
Period - From	01/10/2019	to	31/12/2019		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

Add	dress of comparable property	Price	Date of sale
1	7/49 Lantana Rd GARDENVALE 3185	\$450,000	06/12/2019
2	3/2b Kinross Av CAULFIELD NORTH 3161	\$430,000	27/10/2019
3	13/125 Kambrook Rd CAULFIELD NORTH 3161	\$415,000	21/02/2020

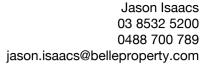
OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	20/04/2020 14:04







Indicative Selling Price \$380,000 - \$418,000 **Median Unit Price** December quarter 2019: \$615,000



Property Type: Apartment **Agent Comments**

Comparable Properties



7/49 Lantana Rd GARDENVALE 3185 (REI/VG) Agent Comments

Price: \$450,000 Method: Private Sale Date: 06/12/2019

Property Type: Apartment



3/2b Kinross Av CAULFIELD NORTH 3161

(REI/VG)

Price: \$430,000 Method: Auction Sale Date: 27/10/2019 Rooms: 4

Property Type: Apartment



13/125 Kambrook Rd CAULFIELD NORTH 3161 Agent Comments

(REI/VG)

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Price: \$415,000

Method: Sold Before Auction

Date: 21/02/2020

Property Type: Apartment Land Size: 1355 sqm approx

Account - Belle Property Caulfield | P: 03 8532 5200 | F: 03 9532 4018





Agent Comments