

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

7/4 Yorston Court, Elsternwick Vic 3185

Indicative selling price

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

Range between \$380,000

&

\$418,000

Median sale price

Median price \$615,000

Property 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	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 comparable properties 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

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Indicative Selling Price

\$380,000 - \$418,000

Median Unit Price

December quarter 2019: \$615,000



2 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



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

2 1 1

Price: \$450,000

Method: Private Sale

Date: 06/12/2019

Property Type: Apartment



3/2b Kinross Av CAULFIELD NORTH 3161 (REI/VG) Agent Comments

2 1 1

Price: \$430,000

Method: Auction Sale

Date: 27/10/2019

Rooms: 4

Property Type: Apartment



13/125 Kambrook Rd CAULFIELD NORTH 3161 (REI/VG) Agent Comments

2 1 1

Price: \$415,000

Method: Sold Before Auction

Date: 21/02/2020

Property Type: Apartment

Land Size: 1355 sqm approx