

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

5/4 Yorston Court, Elsternwick Vic 3185

Indicative selling price

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

Single price

\$575,000

Median sale price

Median price

\$617,500

Property Type

Unit

Suburb

Elsternwick

Period - From

11/11/2018

to

10/11/2019

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	5/51 Gourlay St BALACLAVA 3183	\$600,000	17/10/2019
2	17/568 New St BRIGHTON 3186	\$575,000	04/10/2019
3	2/27 Moore St ELWOOD 3184	\$520,000	11/10/2019

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:

11/11/2019 10:48



2 1 1

Property Type: Apartment

Agent Comments

'Caulfield Glen' This funky 2 bedroom ground floor apartment hits the spot for spacious stylish living. Be impressed by the size of the open plan living area with its wide foyer, relaxed living (timber floors) and dining opening to the west-facing deck in a mod-grass courtyard garden; modern kitchen, 2 double bedrooms (BIRs) and renovated bathroom/laundry.

Comparable Properties



5/51 Gourlay St BALACLAVA 3183 (REI)

Agent Comments

2 1 1

Price: \$600,000

Method: Private Sale

Date: 17/10/2019

Property Type: Apartment



17/568 New St BRIGHTON 3186 (REI)

Agent Comments

2 1 1

Price: \$575,000

Method: Sold Before Auction

Date: 04/10/2019

Property Type: Apartment



2/27 Moore St ELWOOD 3184 (REI)

Agent Comments

2 1 1

Price: \$520,000

Method: Sold Before Auction

Date: 11/10/2019

Rooms: 3

Property Type: Apartment