# 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*

5/2 Yorston Court, Elsternwick Vic 3185

**Indicative selling price**

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

Single price | $380,000

**Median sale price**

| Median price | $560,000 | Property Type | Unit | Suburb | Elsternwick |
|---|---|---|---|---|---|
| Period - From | 01/07/2022 | to | 30/09/2022 | 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 | 112/7 Nepean Hwy ELSTERNWICK 3185 | $387,000 | 28/09/2022 |
| 2 | 109/18 Mccombie St ELSTERNWICK 3185 | $370,000 | 25/08/2022 |
| 3 | 211/18 Mccombie St ELSTERNWICK 3185 | $368,000 | 08/10/2022 |

**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:    23/11/2022 19:09

CONSUMER AFFAIRS VICTORIA

# 5/2 Yorston Court, Elsternwick Vic 3185

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**Property Type:**
Divorce/Estate/Family Transfers
**Land Size:** 751 sqm approx

Agent Comments

**Indicative Selling Price**
$380,000
**Median Unit Price**
September quarter 2022: $560,000

# Comparable Properties



**112/7 Nepean Hwy ELSTERNWICK 3185 (REI/VG)**

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**Price:** $387,000
**Method:** Private Sale
**Date:** 28/09/2022
**Property Type:** Apartment

Agent Comments



**109/18 Mccombie St ELSTERNWICK 3185 (REI/VG)**

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**Price:** $370,000
**Method:** Private Sale
**Date:** 25/08/2022
**Property Type:** Apartment

Agent Comments



**211/18 Mccombie St ELSTERNWICK 3185 (REI/VG)**

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**Price:** $368,000
**Method:** Auction Sale
**Date:** 08/10/2022
**Property Type:** Apartment

Agent Comments