

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

11/1 Yorston Court Elsternwick VIC 3185

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$490,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$661,500

Property type

Unit

Suburb

Elsternwick

Period-from

01 Dec 2020

to

30 Nov 2021

Source

Corelogic

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 6 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

10/1 Yorston Court Elsternwick VIC 3185	\$536,000	16-Oct-21
2/4 Yorston Court Elsternwick VIC 3185	\$517,999	12-Aug-21

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 6 months.

This Statement of Information was prepared on: 01 December 2021



10/1 Yorston Court Elsternwick VIC 3185

Sold Price

\$536,000

Sold Date

16-Oct-21

2

1

1

Distance

-



2/4 Yorston Court Elsternwick VIC 3185

Sold Price

\$517,999

Sold Date

12-Aug-21

2

1

1

Distance

0.05km

RS = Recent sale

UN = Undisclosed Sale

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