

## 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

1/50 Dava Drive Mornington VIC 3931

### Indicative selling price

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

Single Price

or range  
between

\$850,000

&

\$935,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$635,000

Property type

Unit

Suburb

Mornington

Period-from

01 Oct 2019

to

30 Sep 2020

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

|  |             |           |
|--|-------------|-----------|
| 42 Maxwell Street Mornington VIC 3931    | \$945,000   | 07-Aug-20 |
| 18 Bay Vista Close Mount Martha VIC 3934 | \$1,005,000 | 20-Apr-20 |
| 17 Moomba Street Mornington VIC 3931     | \$910,000   | 06-Jul-20 |

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 October 2020



**42 Maxwell Street Mornington VIC 3931**

Sold Price

<sup>RS</sup> **\$945,000** Sold Date **07-Aug-20**

 3  2  2

Distance **0.57km**



**18 Bay Vista Close Mount Martha VIC 3934**

Sold Price

<sup>RS</sup> **\$1,005,000** Sold Date **20-Apr-20**

 3  2  2

Distance **0.77km**



**17 Moomba Street Mornington VIC 3931**

Sold Price

<sup>RS</sup> **\$910,000** Sold Date **06-Jul-20**

 3  2  2

Distance **1.13km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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