

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

4 DAVA DRIVE MORNINGTON VIC 3931

Indicative selling price

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

Single Price

\$1,690,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$790,000

Property type

Unit

Suburb

Mornington

Period-from

01 Feb 2023

to

31 Jan 2024

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

| Address of comparable property | Price | Date of sale |
|---------------------------------------|-------------|--------------|
| 41A PRINCE STREET MORNINGTON VIC 3931 | \$1,750,000 | 01-Nov-23 |
| | | |
| | | |

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: 07 February 2024

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41A PRINCE STREET MORNINGTON VIC 3931

Sold Price ^{RS} **\$1,750,000** Sold Date **01-Nov-23**

 3  2  2

Distance **0.37km**

RS = Recent sale

UN = Undisclosed Sale

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