

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 (*Delete single price or range as applicable)

Single Price

or range
between

\$1,150,000

&

\$1,250,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$770,000

Property type

Unit

Suburb

Mornington

Period-from

01 Apr 2024

to

31 Mar 2025

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

1/14 CROMDALE STREET MOUNT MARTHA VIC 3934	\$1,150,000	03-Dec-24
3/34 WATERLOO PLACE MORNINGTON VIC 3931	\$1,150,000	12-Nov-24

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.

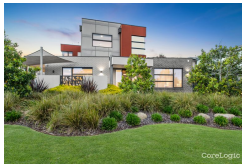
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**1/14 CROMDALE STREET MOUNT
MARTHA VIC 3934**

 3  2  2

Sold Price

\$1,150,000

Sold Date **03-Dec-24**

Distance

0.52km



**3/34 WATERLOO PLACE
MORNINGTON VIC 3931**

 3  2  2

Sold Price

^{RS} **\$1,150,000**

Sold Date **12-Nov-24**

Distance

1.91km

RS = Recent sale

UN = Undisclosed Sale

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