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	$900,000	&	$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$660,000	Property type	Unit	Suburb	Mornington
Period-from	01 Dec 2019	to	30 Nov 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.

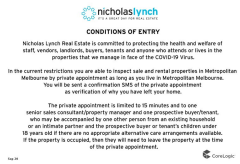
Address of comparable property	Price	Date of sale
8 Carnoustie Grove Mornington VIC 3931	$1,280,000	19-Oct-20
42 Maxwell Street Mornington VIC 3931	$945,000	07-Aug-20
17 Moomba Street Mornington VIC 3931	$910,000	06-Jul-20

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: 02 December 2020

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nicholaslynch

CONDITIONS OF ENTRY

Nicholas Lynch Real Estate is committed to protecting the health and welfare of staff, vendors, landlords, buyers, tenants and anyone who attends or lives in the properties that we manage in face of the COVID-19 Virus.

In the current restrictions you are able to inspect sale and rental properties in Metropolitan Melbourne by private appointment as long as you live in Metropolitan Melbourne.
You will be sent a confirmation SMS of the private appointment as verification of why you have left your home.

The private appointment is limited to 15 minutes and to one senior sales consultant/property manager and one prospective buyer/tenant, who may be accompanied by one other person from an existing household or an intimate partner and the prospective buyer or tenant's children under 18 years old if there are no appropriate alternative care arrangements available. If the property is occupied, then they will need to leave the property at the time of the private appointment.

CoreLogic

8 Carnoustie Grove Mornington VIC 3931

3 2 2

Sold Price RS **$1,280,000** Sold Date **19-Oct-20**

Distance **0.26km**

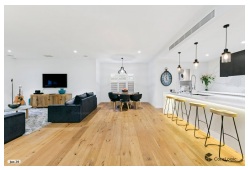


42 Maxwell Street Mornington VIC 3931

3 2 2

Sold Price **$945,000** Sold Date **07-Aug-20**

Distance **0.57km**



17 Moomba Street Mornington VIC 3931

3 2 2

Sold Price **$910,000** Sold Date **06-Jul-20**

Distance **1.13km**

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

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