

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

8/1 Spero Avenue, Mount Eliza Vic 3930

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$860,000 & \$930,000

Median sale price

Median price \$836,000

Property Type Unit

Suburb Mount Eliza

Period - From 01/04/2022

to 31/03/2023

Source REIV

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 six 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	1/91 Canadian Bay Rd MOUNT ELIZA 3930	\$950,000	24/05/2023
2	3/10 Coonara Av MOUNT ELIZA 3930	\$940,000	07/02/2023
3	5/23-25 Clarkestown Av MOUNT ELIZA 3930	\$880,000	28/12/2022

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 six months.~~

This Statement of Information was prepared on:

23/06/2023 12:05

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Indicative Selling Price

\$860,000 - \$930,000

Median Unit Price

Year ending March 2023: \$836,000



3 2 2

Rooms: 4

Property Type: Townhouse (Res)

Land Size: 386 sqm approx

Agent Comments

Comparable Properties



1/91 Canadian Bay Rd MOUNT ELIZA 3930 (REI/VG)

Agent Comments

2 2 2

Price: \$950,000

Method: Private Sale

Date: 24/05/2023

Rooms: 3

Property Type: Unit

Land Size: 382 sqm approx



3/10 Coonara Av MOUNT ELIZA 3930 (REI/VG)

Agent Comments

3 2 2

Price: \$940,000

Method: Private Sale

Date: 07/02/2023

Property Type: Unit

Land Size: 279 sqm approx



5/23-25 Clarkestown Av MOUNT ELIZA 3930 (REI)

Agent Comments

2 2 2

Price: \$880,000

Method: Private Sale

Date: 28/12/2022

Property Type: Unit

Land Size: 391 sqm approx

Account - Community Real Estate | P: 03 9708 8667 | F: 03 9708 8669