Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 8/1 Spero Avenue, Mount Eliza Vic 3930

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.gc	v.au/	underquot	ing		
Range betweer	\$860,000		&		\$930,000			
Median sale p	rice							
Median price	\$836,000	Pro	operty Type	Unit			Suburb	Mount Eliza
Period - From	01/04/2022	to	31/03/2023		So	urce	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.

Ado	dress 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



8/1 Spero Avenue, Mount Eliza Vic 3930







Rooms: 4 Property Type: Townhouse (Res) Land Size: 386 sqm approx Agent Comments James Crowder (03) 9708 8667 0407 813 377 james@crowdercre.com.au

Indicative Selling Price \$860,000 - \$930,000 Median Unit Price Year ending March 2023: \$836,000

Comparable Properties



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



Price: \$950,000 Method: Private Sale Date: 24/05/2023 Rooms: 3 Property Type: Unit Land Size: 382 sqm approx Agent Comments





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



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 Agent Comments (REI)



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





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