

## 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

4/3 SPERO AVENUE MOUNT ELIZA VIC 3930

### Indicative selling price

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

Single Price

or range  
between

\$1,450,000

&

\$1,550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$875,000

Property type

Unit

Suburb

Mount Eliza

Period-from

01 May 2022

to

30 Apr 2023

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

6/3 SPERO AVENUE MOUNT ELIZA VIC 3930	\$1,425,000	12-Mar-23
10 DALSTEN GROVE MOUNT ELIZA VIC 3930	\$1,600,000	04-Nov-22
9 WENDY AVENUE MOUNT ELIZA VIC 3930	\$1,500,000	01-Feb-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.~~

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**6/3 SPERO AVENUE MOUNT ELIZA VIC 3930** Sold Price <sup>RS</sup> **\$1,425,000** Sold Date **12-Mar-23**

3 2 2

Distance **0.04km**



**10 DALSTEN GROVE MOUNT ELIZA VIC 3930** Sold Price **\$1,600,000** Sold Date **04-Nov-22**

3 2 2

Distance **0.24km**



**9 WENDY AVENUE MOUNT ELIZA VIC 3930** Sold Price **\$1,500,000** Sold Date **01-Feb-23**

2 2 2

Distance **0.36km**

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

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