

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

7/2 SPERO AVENUE MOUNT ELIZA VIC 3930

Indicative selling price

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

Single Price

\$887,500

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$875,000

Property type

Unit

Suburb

Mount Eliza

Period-from

01 May 2024

to

30 Apr 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

| | | |
|--|-----------|-----------|
| 3/2 SPERO AVENUE MOUNT ELIZA VIC 3930 | \$975,000 | 16-Jun-24 |
| 77 CANADIAN BAY ROAD MOUNT ELIZA VIC 3930 | \$832,000 | 27-Feb-25 |
| 1/28 CLARKESTOWN AVENUE MOUNT ELIZA VIC 3930 | \$890,000 | 22-Feb-25 |

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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3/2 SPERO AVENUE MOUNT ELIZA VIC 3930 Sold Price **\$975,000** Sold Date **16-Jun-24**

3 1 1

Distance **0km**



77 CANADIAN BAY ROAD MOUNT ELIZA VIC 3930 Sold Price **\$832,000** Sold Date **27-Feb-25**

2 1 1

Distance **0.39km**



1/28 CLARKESTOWN AVENUE MOUNT ELIZA VIC 3930 Sold Price ^{RS} **\$890,000** Sold Date **22-Feb-25**

2 2 1

Distance **0.4km**

RS = Recent sale

UN = Undisclosed Sale

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