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<br>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.~~

This Statement of Information was prepared on: 09 May 2025

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**3/2 SPERO AVENUE MOUNT ELIZA VIC 3930**

3 1 1

Sold Price **$975,000** Sold Date **16-Jun-24**

Distance **0km**



**77 CANADIAN BAY ROAD MOUNT ELIZA VIC 3930**

2 1 1

Sold Price **$832,000** Sold Date **27-Feb-25**

Distance **0.39km**



**1/28 CLARKESTOWN AVENUE MOUNT ELIZA VIC 3930**

2 2 1

Sold Price RS **$890,000** Sold Date **22-Feb-25**

Distance **0.4km**

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

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