

## 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

3/2 SPERO AVENUE MOUNT ELIZA VIC 3930

### Indicative selling price

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

Single Price

or range  
between

\$1,000,000

&

\$1,100,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$801,500

Property type

Unit

Suburb

Mount Eliza

Period-from

01 Feb 2023

to

31 Jan 2024

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

1/1 KENAUD AVENUE MOUNT ELIZA VIC 3930	965000	18-Nov-23
8/7 SPERO AVENUE MOUNT ELIZA VIC 3930	1450000	24-Nov-23
44 COLSTAN COURT MOUNT ELIZA VIC 3930	1112500	13-Sep-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.~~

This Statement of Information was prepared on: 05 February 2024

**1/1 KENAUD AVENUE MOUNT  
ELIZA VIC 3930**

3 2 2

Sold Price

**965000**Sold Date **18-Nov-23**Distance **0.23km****8/7 SPERO AVENUE MOUNT ELIZA  
VIC 3930**

3 2 2

Sold Price

<sup>RS</sup> **1450000** <sup>UN</sup>Sold Date **24-Nov-23**Distance **0.11km****44 COLSTAN COURT MOUNT  
ELIZA VIC 3930**

3 2 2

Sold Price

**1112500**Sold Date **13-Sep-23**Distance **0.34km**

RS = Recent sale

UN = Undisclosed Sale

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