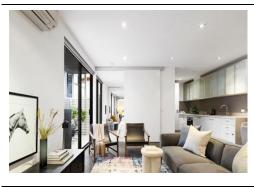
woodards 🚾

G5/118 Vere Street, Abbotsford Vic 3067



2 Bed 1 Bath 1 Car Property Type: Apartment Indicative Selling Price \$575,000 Median House Price September quarter 2024: \$540,000

Comparable Properties



24/22 Stanley Street, Collingwood 3066 (REI)

2 Bed 1 Bath 1 Car Price: \$560,000 Method: Private Sale Date: 20/10/2024 Property Type: Apartment Agent Comments: Similar location, Similar size & Inferior condition



303/10 Burnley Street, Richmond 3121 (REI/VG)

2 Bed 2 Bath 1 Car Price: \$570,000 Method: Private Sale Date: 09/10/2024 Property Type: Unit Agent Comments: This property has the following in comparison: Similar location, Similar size & Inferior condition



805E/9 Robert Street, Collingwood 3066 (REI)

2 Bed 2 Bath 1 Car Price: \$590,000 Method: Private Sale Date: 09/10/2024 Property Type: Apartment Agent Comments: This property has the following in comparison: Similar location, Similar size & Superior accommodation

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address locality and postcode

Including suburb or G5/118 Vere Street, Abbotsford Vic 3067

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$575,000

Median sale price

Median price	\$540,000		Unit	х	Suburb	Abbots	sford	
Period - From	01/07/2023	to	30/09/2	2024	S	Source	REIV	

Comparable property sales

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.

Address of comparable property	Price	Date of sale
24/22 Stanley Street, COLLINGWOOD 3066	\$560,000	20/10/2024
303/10 Burnley Street, RICHMOND 3121	\$570,000	09/10/2024
805E/9 Robert Street, COLLINGWOOD 3066	\$580,000	09/10/2024

This Statement of Information was prepared on:

10/12/2024 11:06



This guide must not be taken as legal advice.