

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
Including suburb or
locality and postcode

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

x

Suburb

Abbotsford

Period - From

01/07/2023

to

30/09/2024

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