

G5/118 Vere Street, Abbotsford Vic 3067



2 Bed 1 Bath 1 Car

Property Type: Apartment

Indicative Selling Price

\$545,000

Median House Price

Year ending December 2024:

\$530,000

Comparable Properties



111/60 Islington Street, Collingwood 3066 (REI)

2 Bed 2 Bath 1 Car

Price: \$539,000

Method: Private Sale

Date: 14/01/2025

Property Type: Apartment

Agent Comments: This property in comparison has the following: Similar location, Similar size & Similar floor plan



3/1235 Hoddle Street, East Melbourne 3002 (REI)

2 Bed 1 Bath 1 Car

Price: \$555,000

Method: Private Sale

Date: 24/12/2024

Property Type: Apartment

Agent Comments: This property in comparison has the following: Similar location, Superior size & Superior floor layout



102/60 Stanley Street, Collingwood 3066 (REI)

2 Bed 2 Bath 1 Car

Price: \$545,000

Method: Private Sale

Date: 21/11/2024

Property Type: Unit

Agent Comments: This property in comparison has the following: 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

\$545,000

Median sale price

Median price

\$530,000

Unit

x

Suburb

Abbotsford

Period - From

01/01/2024

to

31/12/2024

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
111/60 Islington Street, COLLINGWOOD 3066	\$539,000	14/01/2025
3/1235 Hoddle Street, EAST MELBOURNE 3002	\$555,000	24/12/2024
102/60 Stanley Street, COLLINGWOOD 3066	\$545,000	21/11/2024

This Statement of Information was prepared on:

25/02/2025 13:47