

## 110/118 Vere Street, Abbotsford Vic 3067



**1 Bed 1 Bath 1 Car**  
**Property Type:** Apartment  
**Indicative Selling Price**  
 \$425,000  
**Median House Price**  
 Year ending June 2024: \$509,000

## Comparable Properties



### 23/125 Turner Street, Abbotsford 3067 (REI)

**1 Bed 1 Bath 1 Car**  
**Price:** \$459,000  
**Method:** Private Sale  
**Date:** 18/08/2024  
**Property Type:** Apartment  
**Agent Comments:** This property in comparison has the following : Similar location, Superior accommodation & Similar size



### 11/18-22 Wellington Street, Collingwood 3066(REI)

**1 Bed 1 Bath 1 Car**  
**Price:** \$460,000  
**Method:** Private Sale  
**Date:** 03/08/2024  
**Property Type:** Apartment  
**Agent Comments:** This property in comparison has the following : Superior location, Inferior accommodation & Similar size



### 8/31 Napoleon Street, Collingwood 3066 (REI/VG)

**1 Bed 1 Bath 1 Car**  
**Price:** \$430,000  
**Method:** Private Sale  
**Date:** 09/06/2024  
**Property Type:** Apartment  
**Agent Comments:** This property in comparison has the following : Similar location, Inferior accommodation & Inferior size

## 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

110/118 Vere Street, Abbotsford Vic 3067

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$425,000

#### Median sale price

Median price

\$509,000

Unit

x

Suburb

Abbotsford

Period - From

01/07/2023

to

30/06/2024

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
23/125 Turner Street, ABBOTSFORD 3067	\$459,000	18/08/2024
11/18-22 Stanley Street, COLLINGWOOD 3066	\$460,000	03/08/2024
8/31 Napoleon Street COLLINGWOOD 3066	\$430,000	09/06/2024

This Statement of Information was prepared on:

17/09/2024