

## G5/118 Vere Street, Abbotsford Vic 3067



**2 Bed 1 Bath 1 Car**

**Property Type:** Apartment

**Indicative Selling Price**

\$640,000 - \$660,000

**Median House Price**

Year ending March 2024: \$493,500

## Comparable Properties



**806/60 Stanley Street, Collingwood 3066 (VG)**

**2 Bed 2 Bath 1 Car**

**Price:** \$660,000

**Method:** Sale

**Date:** 12/04/2024

**Property Type:** Subdivided Unit/Villa/Townhouse

- Single OYO Unit

**Agent Comments:** This property compares as following:  
Similar location, Superior floor plan & Superior aspect



**306/75 Wellington Street, Collingwood 3066 (REI/VG)**

**2 Bed 2 Bath 1 Car**

**Price:** \$650,000

**Method:** Private Sale

**Date:** 30/03/2024

**Property Type:** Apartment

**Agent Comments:** This property compares as following:  
Similar location, Superior accommodation & Similar size.



**204/627 Victoria Street, Abbotsford 3067 (REI)**

**2 Bed 2 Bath 1 Car**

**Price:** \$640,000

**Method:** Private Sale

**Date:** 09/05/2024

**Property Type:** Apartment

**Agent Comments:** This property compares as following:  
Similar location, Superior accommodation & Inferior floor plan

## 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](http://consumer.vic.gov.au/underquoting)

Range between

\$640,000

&

\$660,000

#### Median sale price

Median price

\$493,500

Unit

x

Suburb

Abbotsford

Period - From

01/04/2023

to

31/03/2024

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
806/60 Stanley Street, COLLINGWOOD 3066	\$660,000	12/04/2024
306/75 Wellington Street, COLLINGWOOD 3066	\$650,000	30/03/2024
204/627 Victoria Street, ABBOTSFORD 3067	\$640,000	09/05/2024

This Statement of Information was prepared on:

10/06/2024 19:35