Statement of Information

# Single residential property located in the Melbourne metropolitan area

**Section 47AF of the Estate Agents Act 1980**

## Property offered for sale

| | |
|---|---|
| Address<br>Including suburb and postcode | 184 Vere Street, Abbotsford Vic 3067 |

## Indicative selling price

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

Range between $800,000 & $850,000

## Median sale price

Median price $1,310,000 Property Type House Suburb Abbotsford

Period - From 01/01/2025 to 31/03/2025 Source REIV

## Comparable property sales (*Delete A or B below as applicable)

**A*** 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 |
|---|---|---|---|
| 1 | 151 Yarra St ABBOTSFORD 3067 | $919,000 | 15/03/2025 |
| 2 | 21 William St ABBOTSFORD 3067 | $865,000 | 12/12/2024 |
| 3 | 21 Raphael St ABBOTSFORD 3067 | $910,000 | 07/11/2024 |

**OR**

~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 29/04/2025 15:54

# 184 Vere Street, Abbotsford Vic 3067



2

**Property Type:**
Divorce/Estate/Family Transfers
**Land Size:** 132 sqm approx

Agent Comments

**Indicative Selling Price**
$800,000 - $850,000
**Median House Price**
March quarter 2025: $1,310,000

## Comparable Properties



### 151 Yarra St ABBOTSFORD 3067 (REI/VG)

2 1 -

**Price:** $919,000
**Method:** Auction Sale
**Date:** 15/03/2025
**Property Type:** House (Res)
**Land Size:** 133 sqm approx

Agent Comments



### 21 William St ABBOTSFORD 3067 (REI/VG)

2 1 1

**Price:** $865,000
**Method:** Private Sale
**Date:** 12/12/2024
**Property Type:** House (Res)
**Land Size:** 198 sqm approx

Agent Comments



### 21 Raphael St ABBOTSFORD 3067 (REI/VG)

1 1 -

**Price:** $910,000
**Method:** Sold Before Auction
**Date:** 07/11/2024
**Property Type:** House (Res)
**Land Size:** 124 sqm approx

Agent Comments

**Account** - BigginScott | P: 03 9426 4000

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