

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
Including suburb and
postcode

205/39 Bosisto Street, Richmond Vic 3121

Indicative selling price

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

Range between \$570,000 & \$600,000

Median sale price

Median price \$662,750 Property Type Unit Suburb Richmond

Period - From 01/10/2020 to 31/12/2020 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	1003/166 Wellington Pde EAST MELBOURNE 3002	\$585,000	27/12/2020
2	510/107 Cambridge St COLLINGWOOD 3066	\$560,000	19/11/2020
3	35/86 Burnley St RICHMOND 3121	\$600,000	10/11/2020

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:

19/01/2021 09:13



Property Type: Apartment

Agent Comments

Indicative Selling Price

\$570,000 - \$600,000

Median Unit Price

December quarter 2020: \$662,750

Comparable Properties



**1003/166 Wellington Pde EAST MELBOURNE
3002 (REI)**

Agent Comments



Price: \$585,000

Method: Private Sale

Date: 27/12/2020

Property Type: Apartment



**510/107 Cambridge St COLLINGWOOD 3066
(REI/VG)**

Agent Comments



Price: \$560,000

Method: Sold Before Auction

Date: 19/11/2020

Property Type: Apartment



35/86 Burnley St RICHMOND 3121 (REI)

Agent Comments



Price: \$600,000

Method: Private Sale

Date: 10/11/2020

Rooms: 3

Property Type: Apartment