

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

7 Bosisto Street, Richmond Vic 3121

Indicative selling price

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

Single price

\$1,580,000

Median sale price

Median price

\$1,510,000

Property Type

House

Suburb

Richmond

Period - From

01/01/2021

to

31/12/2021

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	17 Charles St ABBOTSFORD 3067	\$1,645,000	11/03/2022
2	47 Chestnut St CREMORNE 3121	\$1,630,000	26/03/2022
3	34 Chestnut St CREMORNE 3121	\$1,582,000	04/12/2021

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:

11/04/2022 13:18



3 2 0

Property Type: House

Agent Comments

Indicative Selling Price

\$1,580,000

Median House Price

Year ending December 2021: \$1,510,000

Comparable Properties



17 Charles St ABBOTSFORD 3067 (REI)

Agent Comments

3 2 -

Price: \$1,645,000

Method: Private Sale

Date: 11/03/2022

Property Type: House



47 Chestnut St CREMORNE 3121 (REI)

Agent Comments

3 2 -

Price: \$1,630,000

Method: Auction Sale

Date: 26/03/2022

Property Type: House (Res)



34 Chestnut St CREMORNE 3121 (REI/VG)

Agent Comments

3 2 -

Price: \$1,582,000

Method: Auction Sale

Date: 04/12/2021

Property Type: House (Res)

Land Size: 133 sqm approx