

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

202/32 Bosisto Street, Richmond Vic 3121

Indicative selling price

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

Range between

\$550,000

&

\$570,000

Median sale price

Median price

\$680,000

Property Type

Unit

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	405/229 Bridge Rd RICHMOND 3121	\$560,000	22/10/2021
2	404/20 Burnley St RICHMOND 3121	\$545,000	02/12/2021
3	108/10 Bromham Pl RICHMOND 3121	\$520,750	21/11/2021

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:

08/04/2022 09:49



Property Type:
Divorce/Estate/Family Transfers
Land Size: 752 sqm approx
Agent Comments

Indicative Selling Price
\$550,000 - \$570,000
Median Unit Price
Year ending December 2021: \$680,000

Comparable Properties



405/229 Bridge Rd RICHMOND 3121 (REI/VG) **Agent Comments**



Price: \$560,000
Method: Private Sale
Date: 22/10/2021
Property Type: Apartment



404/20 Burnley St RICHMOND 3121 (REI/VG) **Agent Comments**



Price: \$545,000
Method: Sold Before Auction
Date: 02/12/2021
Property Type: Unit



108/10 Bromham Pl RICHMOND 3121 (REI/VG) **Agent Comments**



Price: \$520,750
Method: Private Sale
Date: 21/11/2021
Property Type: Apartment