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	201/32 Bosisto Street, Richmond Vic 3121

Indicative selling price

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

Range between $545,000 & $560,000

Median sale price

Median price $575,000 Property Type Unit Suburb Richmond

Period - From 21/08/2022 to 20/08/2023 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	203/32 Bosisto St RICHMOND 3121	$575,000	29/03/2023
2	G04/136 Burnley St RICHMOND 3121	$565,000	22/05/2023
3	107/253 Bridge Rd RICHMOND 3121	$545,000	20/04/2023

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: 21/08/2023 12:31

201/32 Bosisto Street, Richmond Vic 3121



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$545,000 - $560,000
Median Unit Price
21/08/2022 - 20/08/2023: $575,000

Comparable Properties

203/32 Bosisto St RICHMOND 3121 (REI/VG)

2 1 1

Agent Comments

Price: $575,000
Method: Private Sale
Date: 29/03/2023
Property Type: Apartment



G04/136 Burnley St RICHMOND 3121 (REI)

2 2 1

Agent Comments

Price: $565,000
Method: Private Sale
Date: 22/05/2023
Property Type: Apartment



107/253 Bridge Rd RICHMOND 3121 (REI/VG)

2 1 1

Agent Comments

Price: $545,000
Method: Private Sale
Date: 20/04/2023
Property Type: Apartment

Account - BigginScott | P: 03 9426 4000

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