

# 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](http://consumer.vic.gov.au/underquoting)

Range between

\$530,000

&

\$570,000

### Median sale price

Median price

\$570,500

Property Type

Unit

Suburb

Richmond

Period - From

01/07/2020

to

30/09/2020

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	1/16 Rowena Pde RICHMOND 3121	\$570,000	18/07/2020
2	209/120 Palmer St RICHMOND 3121	\$550,000	05/10/2020
3	7/23-25 Park St RICHMOND 3121	\$549,000	13/07/2020

**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:

12/01/2021 11:35

201/32 Bosisto Street, Richmond Vic 3121

Luke Penny

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**Indicative Selling Price**

\$530,000 - \$570,000

**Median Unit Price**

September quarter 2020: \$570,500



2 1 1

**Rooms:** 3

**Property Type:** Apartment

Agent Comments

## Comparable Properties



**1/16 Rowena Pde RICHMOND 3121 (REI/VG)**

Agent Comments

2 1 1

**Price:** \$570,000

**Method:** Private Sale

**Date:** 18/07/2020

**Property Type:** Apartment



**209/120 Palmer St RICHMOND 3121 (VG)**

Agent Comments

2 - -

**Price:** \$550,000

**Method:** Sale

**Date:** 05/10/2020

**Property Type:** Subdivided Unit/Villa/Townhouse  
- Single OYO Unit

**7/23-25 Park St RICHMOND 3121 (REI)**

Agent Comments

2 1 1

**Price:** \$549,000

**Method:** Private Sale

**Date:** 13/07/2020

**Property Type:** Apartment

**Account** - Belle Property Richmond | P: 03 9421 7100 | F: 03 9421 7180