## 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

401/32 Bosisto Street, Richmond Vic 3121

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$550,000		&		\$590,000					
Median sale p	rice									
Median price	\$680,000	Pro	operty Type	Unit			Suburb	Richmond		
Period - From	01/04/2021	to	31/03/2022		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	608/2 Mcgoun St RICHMOND 3121	\$580,000	30/03/2022
2	106/253 Bridge Rd RICHMOND 3121	\$579,000	16/12/2021
3	3/4 Bendigo St RICHMOND 3121	\$570,000	04/04/2022

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:

05/05/2022 09:19



401/32 Bosisto Street, Richmond Vic 3121







Property Type: Apartment Agent Comments Mark Williams 03 9509 0411 0417 189 377 mark.williams@belleproperty.com

Indicative Selling Price \$550,000 - \$590,000 Median Unit Price Year ending March 2022: \$680,000

# **Comparable Properties**



608/2 Mcgoun St RICHMOND 3121 (REI)



Price: \$580,000 Method: Private Sale Date: 30/03/2022 Property Type: Apartment Agent Comments



106/253 Bridge Rd RICHMOND 3121 (REI/VG) Agent Comments



Price: \$579,000 Method: Private Sale Date: 16/12/2021 Property Type: Apartment



3/4 Bendigo St RICHMOND 3121 (REI)



Agent Comments

Price: \$570,000 Method: Sold Before Auction Date: 04/04/2022 Property Type: Apartment

#### Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525





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