

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

Range between

\$550,000

&

\$590,000

### Median sale price

Median price

\$680,000

Property Type

Unit

Suburb

Richmond

Period - From

01/04/2021

to

31/03/2022

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	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

Mark Williams  
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**Indicative Selling Price**

\$550,000 - \$590,000

**Median Unit Price**

Year ending March 2022: \$680,000



2 1 1

**Property Type:** Apartment

**Agent Comments**

## Comparable Properties



**608/2 Mcgoun St RICHMOND 3121 (REI)**

**Agent Comments**

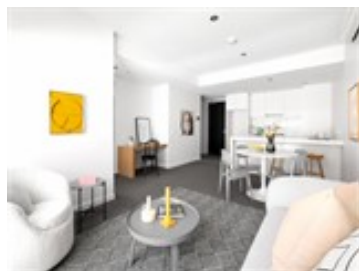
2 2 1

**Price:** \$580,000

**Method:** Private Sale

**Date:** 30/03/2022

**Property Type:** Apartment



**106/253 Bridge Rd RICHMOND 3121 (REI/VG)**

**Agent Comments**

2 1 1

**Price:** \$579,000

**Method:** Private Sale

**Date:** 16/12/2021

**Property Type:** Apartment



**3/4 Bendigo St RICHMOND 3121 (REI)**

**Agent Comments**

2 1 1

**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