

# 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

4/22 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 \$1,050,000

&

\$1,155,000

### Median sale price

Median price \$675,000

Property Type Unit

Suburb Richmond

Period - From 01/01/2021

to 31/03/2021

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	128/56 Nicholson St ABBOTSFORD 3067	\$1,140,000	14/11/2020
2	12/323 Church St RICHMOND 3121	\$1,125,000	24/02/2021
3	306 Highett St RICHMOND 3121	\$1,110,000	14/11/2020

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:

10/05/2021 16:41

4/22 Bosisto Street, Richmond Vic 3121

Ken Griffith  
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**Indicative Selling Price**

\$1,050,000 - \$1,155,000

**Median Unit Price**

March quarter 2021: \$675,000



3 2 1

**Rooms:** 4

**Property Type:** Apartment

**Land Size:** 150 sqm approx

Agent Comments

## Comparable Properties



**128/56 Nicholson St ABBOTSFORD 3067 (REI/VG)**

Agent Comments

3 2 2

**Price:** \$1,140,000

**Method:** Private Sale

**Date:** 14/11/2020

**Property Type:** Townhouse (Single)



**12/323 Church St RICHMOND 3121 (REI/VG)**

Agent Comments

3 2 2

**Price:** \$1,125,000

**Method:** Private Sale

**Date:** 24/02/2021

**Property Type:** House



**306 Highett St RICHMOND 3121 (REI/VG)**

Agent Comments

3 2 2

**Price:** \$1,110,000

**Method:** Auction Sale

**Date:** 14/11/2020

**Property Type:** Townhouse (Res)

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