

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 501/32 Bosisto Street, Richmond Vic 3121

Indicative selling price

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

Single price \$579,500

Median sale price

Median price \$580,000

Property Type Unit

Suburb Richmond

Period - From 01/10/2022

to 30/09/2023

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	710/4 Acacia PI ABBOTSFORD 3067	\$565,000	05/12/2023
2	201/32 Bosisto St RICHMOND 3121	\$552,500	30/08/2023
3	1108/20 Shamrock St ABBOTSFORD 3067	\$550,000	04/12/2023

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:

12/12/2023 06:43

501/32 Bosisto Street, Richmond Vic 3121



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Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$579,500

Median Unit Price

Year ending September 2023: \$580,000

Comparable Properties



710/4 Acacia PI ABBOTSFORD 3067 (REI)

Agent Comments

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Price: \$565,000

Method: Private Sale

Date: 05/12/2023

Rooms: 3

Property Type: Apartment



201/32 Bosisto St RICHMOND 3121 (REI/VG)

Agent Comments

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Price: \$552,500

Method: Private Sale

Date: 30/08/2023

Property Type: Unit



1108/20 Shamrock St ABBOTSFORD 3067 (REI)

Agent Comments

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Price: \$550,000

Method: Private Sale

Date: 04/12/2023

Property Type: Apartment

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161



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