

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 30/22-24 Bosisto Street, Richmond VIC 3121

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$580,000 Property type Unit Suburb Richmond

Period - From 01/01/2023 to 31/03/2023 Source REIV

Comparable property sales

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
19/22-24 Bosisto Street, Richmond	\$975,000	29/04/2023
1/284 Smith Street, Collingwood	\$960,000	20/04/2023
18/86-90 Hotham Street, East Melbourne	\$1,010,000	18/03/2023

This Statement of Information was prepared on: 07 July 2023