Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Propert	y offered	l for sale
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Address	206/39 Bosisto Street, Richmond Vic 3121
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$550,000	&	\$575,000
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Median sale price

Median price	\$565,000	Pro	perty Type U	nit		Suburb	Richmond
Period - From	01/07/2024	to	30/09/2024	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.

Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	3/8 Garfield St RICHMOND 3121	\$550,000	15/05/2024
2	313/59 Coppin St RICHMOND 3121	\$570,000	20/05/2024
3	313/2 Mcgoun St RICHMOND 3121	\$571,000	27/06/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	06/11/2024 07:02









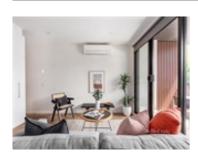


Property Type: Apartment **Agent Comments**

Daniel Finlayson 03 9967 8899 0430 110 348 daniel.finlayson@belleproperty.com

Indicative Selling Price \$550,000 - \$575,000 **Median Unit Price** September guarter 2024: \$565,000

Comparable Properties



3/8 Garfield St RICHMOND 3121 (REI/VG)

1 2





6

Price: \$550,000

Method: Sold Before Auction

Date: 15/05/2024 Property Type: Unit Agent Comments



313/59 Coppin St RICHMOND 3121 (REI/VG)







Agent Comments

Price: \$570,000 Method: Private Sale Date: 20/05/2024 Property Type: Unit



313/2 Mcgoun St RICHMOND 3121 (REI/VG)





Price: \$571,000 Method: Private Sale Date: 27/06/2024 Property Type: Unit

Agent Comments

Account - Belle Property Richmond | P: 03 9967 8899



