

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

2/33 Bosisto Street, Richmond Vic 3121

Indicative selling price

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

Range between \$950,000 & \$1,045,000

Median sale price

Median price \$803,000 Property Type Townhouse Suburb Richmond

Period - From 16/01/2023 to 15/01/2024 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	4/33 Bosisto St RICHMOND 3121	\$1,080,000	13/08/2023
2	38 Buckingham St RICHMOND 3121	\$930,000	09/10/2023
3	14/50 Palmer St RICHMOND 3121	\$910,000	15/12/2023

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: 16/01/2024 15:11



Property Type:
Agent Comments

Indicative Selling Price
\$950,000 - \$1,045,000
Median Townhouse Price
16/01/2023 - 15/01/2024: \$803,000

Comparable Properties



4/33 Bosisto St RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$1,080,000
Method: Private Sale
Date: 13/08/2023
Property Type: Townhouse (Res)



38 Buckingham St RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$930,000
Method: Sold Before Auction
Date: 09/10/2023
Property Type: Townhouse (Res)
Land Size: 99 sqm approx



14/50 Palmer St RICHMOND 3121 (REI)

Agent Comments



Price: \$910,000
Method: Private Sale
Date: 15/12/2023
Property Type: Townhouse (Single)

Account - BigginScott | P: 03 9426 4000