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 Bosisto Street, Richmond Vic 3121

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$1,700,000		&		\$1,800,000				
Median sale price									
Median price	\$1,420,000	Pro	Property Type		House		Suburb	Richmond	
Period - From	01/04/2024	to	31/03/2025		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.

Add	dress of comparable property	Price	Date of sale
1	1/15-17 Spencer PI RICHMOND 3121	\$1,720,000	03/04/2025
2	57 Kent St RICHMOND 3121	\$1,711,000	01/03/2025
3	28 Kennedy Av RICHMOND 3121	\$1,740,000	20/12/2024

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:

22/05/2025 13:15









Property Type: House Agent Comments

Indicative Selling Price \$1,700,000 - \$1,800,000 Median House Price Year ending March 2025: \$1,420,000

Comparable Properties

1/15-17 Spencer PI RICHMOND 3121 (REI) 1 3 1 2 Price: \$1,720,000 Method: Private Sale Date: 03/04/2025 Property Type: House (Res)	Agent Comments
57 Kent St RICHMOND 3121 (REI/VG) 3 2 2 1 Price: \$1,711,000 Method: Auction Sale Date: 01/03/2025 Property Type: House (Res) Land Size: 166 sqm approx	Agent Comments
28 Kennedy Av RICHMOND 3121 (VG) 3 - - Price: \$1,740,000 Method: Sale Date: 20/12/2024 Property Type: House (Res) Land Size: 82 sqm approx	Agent Comments

Account - Jellis Craig | P: 03 9864 5000



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