

# 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 405/32 Bosisto Street, Richmond Vic 3121

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$559,500

### Median sale price

Median price \$601,000

Property Type Unit

Suburb Richmond

Period - From 01/04/2023

to 31/03/2024

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	421/4 Acacia PI ABBOTSFORD 3067	\$580,000	07/03/2024
2	206/253 Bridge Rd RICHMOND 3121	\$570,000	16/03/2024
3	501/32 Bosisto St RICHMOND 3121	\$565,500	19/01/2024

**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:

18/04/2024 14:57

405/32 Bosisto Street, Richmond Vic 3121



 2  1  1

**Rooms:** 3  
**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$559,500  
**Median Unit Price**  
Year ending March 2024: \$601,000

## Comparable Properties



**421/4 Acacia PI ABBOTSFORD 3067 (REI)**

**Agent Comments**

 2  1  1

**Price:** \$580,000  
**Method:** Private Sale  
**Date:** 07/03/2024  
**Property Type:** Apartment



**206/253 Bridge Rd RICHMOND 3121 (REI)**

**Agent Comments**

 2  1  2

**Price:** \$570,000  
**Method:** Private Sale  
**Date:** 16/03/2024  
**Property Type:** Apartment



**501/32 Bosisto St RICHMOND 3121 (REIVG)**

**Agent Comments**

 2  1  1

**Price:** \$565,500  
**Method:** Private Sale  
**Date:** 19/01/2024  
**Property Type:** Apartment

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



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.