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
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Indicative selling price

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

Single price \$1,000,000

Median sale price

Median price	\$830,000	Pro	perty Type T	Townhouse		Suburb	Richmond
Period - From	18/03/2023	to	17/03/2024		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

Add	dress of comparable property	Price	Date of sale
1	59 Bunting St RICHMOND 3121	\$1,030,000	05/02/2024
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 comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	18/03/2024 18:12











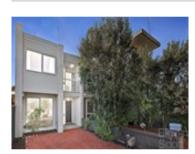


Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price \$1,000,000 Median Townhouse Price 18/03/2023 - 17/03/2024: \$830,000

Comparable Properties



59 Bunting St RICHMOND 3121 (REI)

2





Agent Comments

Price: \$1,030,000

Method: Sold Before Auction

Date: 05/02/2024

Property Type: Townhouse (Res)



38 Buckingham St RICHMOND 3121 (REI/VG)

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Price: \$930,000

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Method: Sold Before Auction

Date: 09/10/2023

Property Type: Townhouse (Res) **Land Size:** 99 sqm approx



14/50 Palmer St RICHMOND 3121 (REI)

-2





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Price: \$910,000 **Method:** Private Sale **Date:** 15/12/2023

Property Type: Townhouse (Single)

Agent Comments

Agent Comments

Account - BigginScott | P: 03 9426 4000



