

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

Single price

\$1,000,000

Median sale price

Median price

\$830,000

Property Type

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	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 comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

18/03/2024 18:12



2 1 2

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)

Agent Comments

2 1 1

Price: \$1,030,000

Method: Sold Before Auction

Date: 05/02/2024

Property Type: Townhouse (Res)



38 Buckingham St RICHMOND 3121 (REI/VG)

Agent Comments

2 1 1

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

2 2 1

Price: \$910,000

Method: Private Sale

Date: 15/12/2023

Property Type: Townhouse (Single)

Account - BigginScott | P: 03 9426 4000