

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

2/68 Rowena Parade, Richmond Vic 3121

Indicative selling price

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

Range between \$975,000 & \$1,025,000

Median sale price

Median price \$653,000 Property Type Unit Suburb Richmond

Period - From 01/10/2023 to 31/12/2023 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	4/72-74 Tivoli Rd SOUTH YARRA 3141	\$1,005,000	10/08/2023
2	14/8 Wellington Cr EAST MELBOURNE 3002	\$999,000	23/09/2023
3	8/176 Walsh St SOUTH YARRA 3141	\$950,000	23/09/2023

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:

08/02/2024 10:09

Daniel Atsis
03 9967 8899
0408 556 927
daniel.atsis@belleproperty.com



2 1 1

Rooms: 3
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$975,000 - \$1,025,000
Median Unit Price
December quarter 2023: \$653,000

Comparable Properties



4/72-74 Tivoli Rd SOUTH YARRA 3141 (REI) **Agent Comments**

2 1 1

Price: \$1,005,000
Method: Private Sale
Date: 10/08/2023
Property Type: Apartment

14/8 Wellington Cr EAST MELBOURNE 3002 (REI/VG) **Agent Comments**

2 1 1

Price: \$999,000
Method: Auction Sale
Date: 23/09/2023
Property Type: Apartment



8/176 Walsh St SOUTH YARRA 3141 (REI/VG) **Agent Comments**

2 1 1

Price: \$950,000
Method: Auction Sale
Date: 23/09/2023
Property Type: Apartment

Account - Belle Property Richmond | P: 03 9967 8899