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

4/68 Rowena Parade, Richmond Vic 3121

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betwee	\$1,000,000		&		\$1,100,000			
Median sale p	rice							
Median price	\$1,502,500	Pro	operty Type	Hous	se		Suburb	Richmond
Period - From	01/04/2023	to	30/06/2023		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.

Ade	dress of comparable property	Price	Date of sale
1	10/4 Little Buckingham St RICHMOND 3121	\$1,100,000	15/06/2023
2	19/145 Cubitt St CREMORNE 3121	\$1,095,000	30/05/2023
3	54 Malcolm St SOUTH YARRA 3141	\$1,050,000	17/05/2023

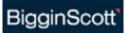
OR

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:

25/07/2023 13:04









Rooms: 3 Property Type: Townhouse (Res) Agent Comments Indicative Selling Price \$1,000,000 - \$1,100,000 Median House Price June quarter 2023: \$1,502,500

Comparable Properties





10/4 Little Buckingham St RICHMOND 3121 (REI) I 3 4 3 5 1

Price: \$1,100,000 Method: Private Sale Date: 15/06/2023 Property Type: Townhouse (Single)

19/145 Cubitt St CREMORNE 3121 (REI)

Agent Comments

Agent Comments



Price: \$1,095,000 Method: Sold Before Auction Date: 30/05/2023 Property Type: Townhouse (Res)



54 Malcolm St SOUTH YARRA 3141 (REI/VG) Agent Comments



Price: \$1,050,000 Method: Private Sale Date: 17/05/2023 Property Type: Townhouse (Single)

Account - BigginScott | P: 03 9426 4000



propertydata

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