

# 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

7/68 Rowena Parade, Richmond Vic 3121

### Indicative selling price

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

Range between \$950,000 & \$1,000,000

### Median sale price

Median price \$597,500 Property Type Unit Suburb Richmond

Period - From 01/07/2023 to 30/09/2023 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	8/176 Walsh St SOUTH YARRA 3141	\$950,000	23/09/2023
2	12/63 Darling St SOUTH YARRA 3141	\$935,000	12/08/2023
3	20/190 Lennox St RICHMOND 3121	\$902,000	17/10/2023

**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:

15/11/2023 18:08

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**Indicative Selling Price**

\$950,000 - \$1,000,000

**Median Unit Price**

September quarter 2023: \$597,500



 2  1  2

**Rooms:** 3

**Property Type:** Apartment

Agent Comments

## Comparable Properties



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

Agent Comments

 2  1  1

**Price:** \$950,000

**Method:** Auction Sale

**Date:** 23/09/2023

**Property Type:** Apartment



**12/63 Darling St SOUTH YARRA 3141 (REI/VG)**

Agent Comments

 2  1  -

**Price:** \$935,000

**Method:** Auction Sale

**Date:** 12/08/2023

**Property Type:** Unit



**20/190 Lennox St RICHMOND 3121 (REI)**

Agent Comments

 2  1  1

**Price:** \$902,000

**Method:** Sold Before Auction

**Date:** 17/10/2023

**Property Type:** Apartment

Account - Belle Property Richmond | P: 03 9967 8899