

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

12/100 Rowena Parade, Richmond Vic 3121

Indicative selling price

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

Range between

\$350,000

 &

\$370,000

Median sale price

Median price

\$665,000

 Property Type

Unit

 Suburb

Richmond

Period - From

01/01/2022

 to

31/03/2022

 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	9/16 Derby St RICHMOND 3121	\$392,000	01/03/2022
2	10/16 Rowena Pde RICHMOND 3121	\$360,000	12/04/2022
3	5/164 Lennox St RICHMOND 3121	\$360,000	13/03/2022

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:

11/05/2022 09:27



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$350,000 - \$370,000

Median Unit Price

March quarter 2022: \$665,000

Comparable Properties



9/16 Derby St RICHMOND 3121 (VG)

Agent Comments



Price: \$392,000

Method: Sale

Date: 01/03/2022

Property Type: Subdivided Unit/Villa/Townhouse
- Single OYO Unit



10/16 Rowena Pde RICHMOND 3121 (REI)

Agent Comments



Price: \$360,000

Method: Private Sale

Date: 12/04/2022

Property Type: Apartment
Land Size: 1 sqm approx



5/164 Lennox St RICHMOND 3121 (REI)

Agent Comments



Price: \$360,000

Method: Private Sale

Date: 13/03/2022

Property Type: Apartment

Account - Biggin & Scott | P: 03 9429 9177