

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

20 Rowena Parade, Richmond Vic 3121

Indicative selling price

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

Range between \$1,250,000

&

\$1,350,000

Median sale price

Median price \$1,580,000

Property Type House

Suburb Richmond

Period - From 01/10/2021

to 31/12/2021

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	14 Fordham Ct RICHMOND 3121	\$1,325,000	05/03/2022
2	28a Goodwood St RICHMOND 3121	\$1,300,000	31/10/2021
3	11 Richmond Tce RICHMOND 3121	\$1,260,000	05/03/2022

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:

17/03/2022 09:19



2
 2
 2

Property Type:

Land Size: 202m2 sqm approx

Agent Comments

Indicative Selling Price

\$1,250,000 - \$1,350,000

Median House Price

December quarter 2021: \$1,580,000

Comparable Properties



14 Fordham Ct RICHMOND 3121 (REI)

Agent Comments

2
 1
 2

Price: \$1,325,000

Method: Auction Sale

Date: 05/03/2022

Property Type: House (Res)



28a Goodwood St RICHMOND 3121 (REI)

Agent Comments

2
 1
 -

Price: \$1,300,000

Method: Sold After Auction

Date: 31/10/2021

Property Type: House



11 Richmond Tce RICHMOND 3121 (REI)

Agent Comments

2
 1
 -

Price: \$1,260,000

Method: Auction Sale

Date: 05/03/2022

Property Type: House (Res)

Land Size: 164 sqm approx