

# 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

2/49 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 \$330,000 & \$360,000

### Median sale price

Median price \$640,000 Property Type Unit Suburb Richmond

Period - From 24/11/2020 to 23/11/2021 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.

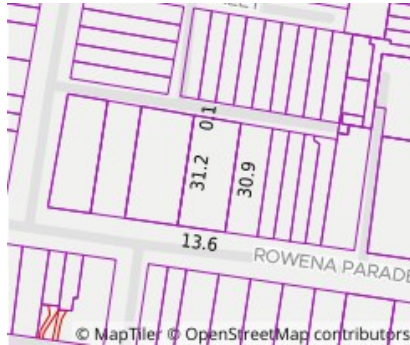
	Address of comparable property	Price	Date of sale
1	7/36 Egan St RICHMOND 3121	\$362,000	01/09/2021
2	6/15 Sherwood St RICHMOND 3121	\$350,000	25/10/2021
3	6/182 Mary St RICHMOND 3121	\$350,000	27/06/2021

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:

24/11/2021 18:42



**Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**

\$330,000 - \$360,000

**Median Unit Price**

24/11/2020 - 23/11/2021: \$640,000

## Comparable Properties



**7/36 Egan St RICHMOND 3121 (REI)**

Agent Comments



**Price:** \$362,000

**Method:** Private Sale

**Date:** 01/09/2021

**Property Type:** Apartment



**6/15 Sherwood St RICHMOND 3121 (REI)**

Agent Comments



**Price:** \$350,000

**Method:** Sold Before Auction

**Date:** 25/10/2021

**Property Type:** Apartment



**6/182 Mary St RICHMOND 3121 (REI)**

Agent Comments



**Price:** \$350,000

**Method:** Private Sale

**Date:** 27/06/2021

**Property Type:** Apartment