

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

8 MILLER STREET RICHMOND VIC 3121

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,500,000

&

\$1,600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,407,500

Property type

House

Suburb

Richmond

Period-from

01 Jul 2023

to

30 Jun 2024

Source

Corelogic

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 6 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

7 SOMERSET STREET RICHMOND VIC 3121	\$1,630,000	28-Feb-24
95 YORK STREET RICHMOND VIC 3121	\$1,730,000	28-Feb-24
2 STOKE PLACE RICHMOND VIC 3121	\$1,727,000	24-Feb-24

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 6 months.~~

This Statement of Information was prepared on: 08 July 2024

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7 SOMERSET STREET RICHMOND VIC 3121
 3  2  1

Sold Price

\$1,630,000

Sold Date

28-Feb-24

Distance

1.08km

95 YORK STREET RICHMOND VIC 3121
 4  1  3

Sold Price

\$1,730,000

Sold Date

28-Feb-24

Distance

0.95km

2 STOKE PLACE RICHMOND VIC 3121
 3  2  2

Sold Price

\$1,727,000

Sold Date

24-Feb-24

Distance

0.83km

RS = Recent sale

UN = Undisclosed Sale

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