

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

\$2,000,000

&

\$2,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,405,000

Property type

House

Suburb

Richmond

Period-from

01 Apr 2023

to

31 Mar 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

9 BOWEN STREET RICHMOND VIC 3121	2230000	23-Mar-24
145 BUCKINGHAM STREET RICHMOND VIC 3121	2120000	13-Mar-24
5 GIBDON STREET BURNLEY VIC 3121	2200000	28-Oct-23

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: 15 April 2024

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9 BOWEN STREET RICHMOND VIC 3121

Sold Price

^{RS} **2230000**

Sold Date **23-Mar-24**

 3  2  3

Distance -



145 BUCKINGHAM STREET RICHMOND VIC 3121

Sold Price

^{RS} **2120000**

Sold Date **13-Mar-24**

 3  2  2

Distance **1.62km**



5 GIBDON STREET BURNLEY VIC 3121

Sold Price

2200000

Sold Date **28-Oct-23**

 4  2  1

Distance **1.98km**

RS = Recent sale **UN** = Undisclosed Sale

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