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<br>Including suburb and postcode | 8 Francis Street, Richmond Vic 3121 |

## Indicative selling price

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

Range between $1,000,000 & $1,100,000

## Median sale price

Median price $1,380,000 Property Type House Suburb Richmond

Period - From 01/10/2024 to 31/12/2024 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 | 50 Madden Gr BURNLEY 3121 | $1,100,000 | 11/01/2025 |
| 2 | 6 The Crofts RICHMOND 3121 | $1,117,500 | 30/11/2024 |
| 3 | 34 Gardner St RICHMOND 3121 | $1,025,000 | 26/10/2024 |

**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: 28/01/2025 14:21

# 8 Francis Street, Richmond Vic 3121



2 1 0

**Property Type:** House (Res)

Agent Comments

**Indicative Selling Price**
$1,000,000 - $1,100,000
**Median House Price**
December quarter 2024: $1,380,000

## Comparable Properties



**50 Madden Gr BURNLEY 3121 (REI)**

2 1 -

**Price:** $1,100,000
**Method:** Private Sale
**Date:** 11/01/2025
**Property Type:** House

Agent Comments



**6 The Crofts RICHMOND 3121 (REI/VG)**

2 1 -

**Price:** $1,117,500
**Method:** Auction Sale
**Date:** 30/11/2024
**Property Type:** House (Res)
**Land Size:** 100 sqm approx

Agent Comments



**34 Gardner St RICHMOND 3121 (REI/VG)**

2 1 -

**Price:** $1,025,000
**Method:** Auction Sale
**Date:** 26/10/2024
**Property Type:** House (Res)
**Land Size:** 121 sqm approx

Agent Comments

**Account** - Jellis Craig | P: 03 9864 5000

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