

# 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

49 Molesworth Street, Kew Vic 3101

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,700,000 & \$2,800,000

### Median sale price

Median price \$2,810,000 Property Type House Suburb Kew

Period - From 01/07/2024 to 30/09/2024 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	4 Coombs Av KEW 3101	\$2,661,000	13/08/2024
2	51 Princess St KEW 3101	\$2,850,000	05/07/2024
3	19 Studley Av KEW 3101	\$2,625,000	12/06/2024

**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: 17/12/2024 09:46



 4   
  2   
  3

**Property Type:** House  
**Land Size:** 725 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$2,700,000 - \$2,800,000  
**Median House Price**  
 September quarter 2024: \$2,810,000

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.

## Comparable Properties



4 Coombs Av KEW 3101 (REI/VG)

Agent Comments

 3   
  2   
  2

**Price:** \$2,661,000  
**Method:** Private Sale  
**Date:** 13/08/2024  
**Property Type:** House  
**Land Size:** 935 sqm approx



51 Princess St KEW 3101 (REI/VG)

Agent Comments

 4   
  4   
  2

**Price:** \$2,850,000  
**Method:** Private Sale  
**Date:** 05/07/2024  
**Property Type:** House (Res)  
**Land Size:** 743 sqm approx



19 Studley Av KEW 3101 (REI)

Agent Comments

 5   
  3   
  2

**Price:** \$2,625,000  
**Method:** Sold Before Auction  
**Date:** 12/06/2024  
**Property Type:** House (Res)  
**Land Size:** 690 sqm approx

Account - Barry Plant | P: (03) 9431 1243



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