

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

35 Molesworth Street, Kew Vic 3101

Indicative selling price

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

Range between \$2,900,000

&

\$3,050,000

Median sale price

Median price \$2,705,000

Property Type House

Suburb Kew

Period - From 27/09/2021

to

26/09/2022

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	9 Highfield Gr KEW 3101	\$2,950,000	11/07/2022
2	19 Redmond St KEW 3101	\$2,840,000	26/05/2022
3	15 Holroyd St KEW 3101	\$2,825,000	06/08/2022

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:

27/09/2022 10:59



 4  2  2

Rooms: 8
Property Type: House
Land Size: 690.417 sqm approx
 Agent Comments

Indicative Selling Price
 \$2,900,000 - \$3,050,000
Median House Price
 27/09/2021 - 26/09/2022: \$2,705,000

Exceptionally well preserved Robin Boyd home in the heart of leafy Kew

Comparable Properties



9 Highfield Gr KEW 3101 (REI/VG)

Agent Comments

 4  2  2

Price: \$2,950,000
Method: Private Sale
Date: 11/07/2022
Property Type: House
Land Size: 581 sqm approx



19 Redmond St KEW 3101 (REI)

Agent Comments

 3  3  3

Price: \$2,840,000
Method: Auction Sale
Date: 26/05/2022
Property Type: House (Res)



15 Holroyd St KEW 3101 (REI)

Agent Comments

 3  2  3

Price: \$2,825,000
Method: Auction Sale
Date: 06/08/2022
Property Type: House (Res)

Account - Woodards | P: 03 9805 1111 | F: 03 9805 1199