### Statement of Information Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 47 Molesworth Street, Kew Vic 3101

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting				
Single price	e \$3,500,000									
Median sale price										
Median price	\$2,884,500	Pro	operty Type	Hou	se		Suburb	Kew		
Period - From	01/01/2021	to	31/03/2021		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ado	dress of comparable property	Price	Date of sale
1	22 Molesworth St KEW 3101	\$3,687,000	19/03/2021
2			
3			

#### OR

**B**<sup>\*</sup> 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:

10/05/2021 12:28



# RT Edgar





**Property Type:** House (Res) **Land Size:** 725 sqm approx Agent Comments Indicative Selling Price \$3,500,000 Median House Price March quarter 2021: \$2,884,500

## **Comparable Properties**



22 Molesworth St KEW 3101 (REI)



Price: \$3,687,000 Method: Sold Before Auction Date: 19/03/2021 Property Type: House (Res) Agent Comments

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.

2 2

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.