

# 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

7 Sophi Court, Mulgrave Vic 3170

### Indicative selling price

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

Range between

\$1,050,000

&

\$1,150,000

### Median sale price

Median price

\$1,060,000

Property Type

House

Suburb

Mulgrave

Period - From

01/01/2024

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	40 Lotus Cr MULGRAVE 3170	\$1,205,000	18/12/2024
2	15 Hope St SPRINGVALE 3171	\$1,215,000	21/09/2024
3			

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:

18/02/2025 15:18



 5    2    3

**Property Type:** House  
**Land Size:** 781 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,050,000 - \$1,150,000  
**Median House Price**  
Year ending December 2024: \$1,060,000

## Comparable Properties



**40 Lotus Cr MULGRAVE 3170 (REI)**

**Agent Comments**

 4    2    3

**Price:** \$1,205,000  
**Method:** Auction Sale  
**Date:** 18/12/2024  
**Property Type:** House (Res)  
**Land Size:** 649 sqm approx



**15 Hope St SPRINGVALE 3171 (REI)**

**Agent Comments**

 9    5    2

**Price:** \$1,215,000  
**Method:** Private Sale  
**Date:** 21/09/2024  
**Property Type:** House (Res)  
**Land Size:** 798 sqm approx

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.

**Account - Scott Kim Real Estate Pty Ltd | P: 03 9808 0481**



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