

## 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

3/20 LOCH STREET COBURG VIC 3058

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$640,000

&

\$700,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Coburg

Period-from

01 Oct 2022

to

30 Sep 2023

Source

Corelogic

### 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 6 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

4/3 SUTHERLAND STREET COBURG VIC 3058	\$723,000	16-Sep-23
2/69 SOUDAN STREET COBURG VIC 3058	\$695,000	08-Sep-23
5/207 GAFFNEY STREET COBURG VIC 3058	\$655,000	21-Jun-23

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 6 months.~~

This Statement of Information was prepared on: 16 October 2023

**4/3 SUTHERLAND STREET  
COBURG VIC 3058**

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Sold Price

<sup>RS</sup>**\$723,000**

Sold Date

**16-Sep-23**

Distance

**0.83km****2/69 SOUDAN STREET COBURG  
VIC 3058**

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Sold Price

<sup>RS</sup>**\$695,000**

Sold Date

**08-Sep-23**

Distance

**1.42km****5/207 GAFFNEY STREET COBURG  
VIC 3058**

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Sold Price

**\$655,000**

Sold Date

**21-Jun-23**

Distance

**1.94km****RS** = Recent sale**UN** = Undisclosed Sale

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