

## 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

4/22 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

\$650,000

&

\$710,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$575,000

Property type

Unit

Suburb

Coburg

Period-from

01 Mar 2023

to

29 Feb 2024

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
1/38 VICTORIA STREET COBURG VIC 3058	\$692,000	14-Oct-23
1/39 SERVICE STREET COBURG VIC 3058	\$680,000	13-Dec-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.~~

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

 2  1  1

Sold Price **\$723,000** Sold Date **16-Sep-23**

Distance **0.82km**



**1/38 VICTORIA STREET COBURG  
VIC 3058**

 2  1  1

Sold Price **\$692,000** Sold Date **14-Oct-23**

Distance **0.55km**



**1/39 SERVICE STREET COBURG  
VIC 3058**

 2  1  1

Sold Price <sup>RS</sup> **\$680,000** Sold Date **13-Dec-23**

Distance **1.03km**

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

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