

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

2/70 LOCH STREET COBURG VIC 3058

Indicative selling price

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

Single Price

or range
between

\$530,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$623,750

Property type

Unit

Suburb

Coburg

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Cotality

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

8/70 LOCH STREET COBURG VIC 3058	\$575,000	26-May-25
1004A/21 PENTRIDGE BOULEVARD COBURG VIC 3058	\$580,000	05-Apr-25
3/39 GAFFNEY STREET COBURG VIC 3058	\$540,000	03-Jul-25

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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8/70 LOCH STREET COBURG VIC 3058

Sold Price

^{RS} **\$575,000** ^{UN}

Sold Date **26-May-25**

 2  1  1

Distance **0km**



1004A/21 PENTRIDGE BOULEVARD COBURG VIC 3058

Sold Price

\$580,000

Sold Date **05-Apr-25**

 2  2  1

Distance **1.08km**



3/39 GAFFNEY STREET COBURG VIC 3058

Sold Price

^{RS} **\$540,000**

Sold Date **03-Jul-25**

 2  1  1

Distance **1.21km**

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

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