

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

4/18 Loch Street, Coburg Vic 3058

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$585,000

&

\$630,000

Median sale price

Median price

\$618,000

Property Type

Unit

Suburb

Coburg

Period - From

01/07/2019

to

30/09/2019

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	6/260 Reynard St COBURG 3058	\$670,000	27/07/2019
2	2/262 Reynard St COBURG 3058	\$625,500	25/05/2019
3	1/2h Gilmour St COBURG 3058	\$610,000	11/10/2019

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:

11/11/2019 12:13



Property Type: Townhouse

Agent Comments

Comparable Properties



6/260 Reynard St COBURG 3058 (REI/VG)

Agent Comments



Price: \$670,000

Method: Auction Sale

Date: 27/07/2019

Property Type: Townhouse (Res)



2/262 Reynard St COBURG 3058 (REI/VG)

Agent Comments



Price: \$625,500

Method: Auction Sale

Date: 25/05/2019

Property Type: Townhouse (Res)



1/2h Gilmour St COBURG 3058 (REI)

Agent Comments



Price: \$610,000

Method: Sold Before Auction

Date: 11/10/2019

Rooms: 3

Property Type: Townhouse (Res)