

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

206/3 TANNOCK STREET BALWYN NORTH VIC 3104

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

\$410,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,232,500

Property type

Unit

Suburb

Balwyn North

Period-from

01 Jul 2023

to

30 Jun 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

306/3 TANNOCK STREET BALWYN NORTH VIC 3104	\$410,000	15-Jun-24
413/59 STABLES CIRCUIT DONCASTER VIC 3108	\$475,000	17-Feb-24
107/57 STABLES CIRCUIT DONCASTER VIC 3108	\$475,000	21-Oct-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: 03 July 2024



306/3 TANNOCK STREET BALWYN NORTH VIC 3104 Sold Price

^{RS} **\$410,000** Sold Date **15-Jun-24**

 1  1  1

Distance **0km**



413/59 STABLES CIRCUIT DONCASTER VIC 3108

Sold Price **\$475,000** Sold Date **17-Feb-24**

 1  1  1

Distance **1.93km**



107/57 STABLES CIRCUIT DONCASTER VIC 3108

Sold Price

Sold Date **21-Oct-23**

 1  1  1

Distance **2.05km**

RS = Recent sale

UN = Undisclosed Sale

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