

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

301/3 Tannock Street, Balwyn North

Indicative selling price

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

Single price

\$595,000

Median sale price

Median price

\$1,200,000

Property type

Apartment

Suburb

Balwyn North

Period - From

1/4/2024

to

30/06/2024

Source

REIV

Comparable property sales

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.

Address of comparable property	Price	Date of sale
1. 512/65 Stables Circuit, Doncaster	\$ 600,000	15/5/2024
2. 305/1 Pettys Lane, Doncaster	\$ 560,000	3/5/2024
3. G20/188 Whitehorse Road, Balwyn	\$ 560,000	8/3/2024

This Statement of Information was prepared on:

22/07/2024

Comparable properties



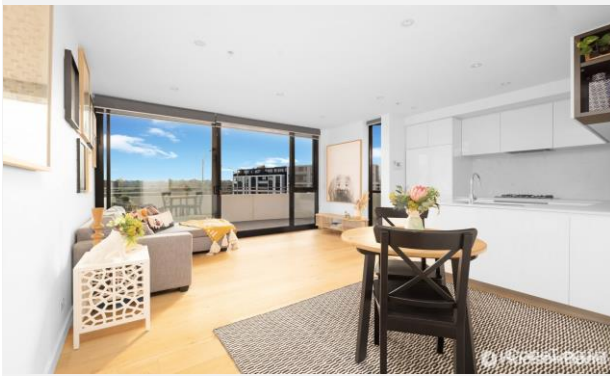
\$ 600,000

512/65 Stables Circuit, Doncaster, Victoria

DATE: 15/5/2024

PROPERTY TYPE: APARTMENT

 2  1
 1  sqm



\$ 560,000

305/1 Pettys Lane, Doncaster, Victoria

DATE: 3/5/2024

PROPERTY TYPE: APARTMENT

 2  1
 1  sqm



\$ 560,000

G20/188 Whitehorse Road, Balwyn, Victoria

DATE: 8/3/2024

PROPERTY TYPE: APARTMENT

 2  1
 1  sqm x

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