

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

210/3 Tannock Street, Balwyn North Vic 3104

Indicative selling price

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

Range between \$700,000 & \$770,000

Median sale price

Median price \$865,000 Property Type Unit Suburb Balwyn North

Period - From 04/11/2020 to 03/11/2021 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	3/97 Bulleen Rd BALWYN NORTH 3104	\$700,000	26/07/2021
2			
3			

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:

04/11/2021 14:14

210/3 Tannock Street, Balwyn North Vic 3104



PhilipWebb

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Indicative Selling Price

\$700,000 - \$770,000

Median Unit Price

04/11/2020 - 03/11/2021: \$865,000



Rooms: 4

Property Type: Apartment

Agent Comments

Comparable Properties



3/97 Bulleen Rd BALWYN NORTH 3104
(REI/VG)

Agent Comments



Price: \$700,000

Method: Private Sale

Date: 26/07/2021

Property Type: Apartment

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.

Account - Philip Webb



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