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	207/3 Tannock Street, Balwyn North Vic 3104

Indicative selling price

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

Single price $438,888

Median sale price

Median price $1,020,500 Property Type Unit Suburb Balwyn North

Period - From 01/10/2024 to 31/12/2024 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	206/3 Tannock St BALWYN NORTH 3104	$415,000	30/07/2024
2	307/3 Tannock St BALWYN NORTH 3104	$421,000	12/06/2024
3	306/3 Tannock St BALWYN NORTH 3104	$410,000	05/06/2024

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: 31/03/2025 17:45

207/3 Tannock Street, Balwyn North Vic 3104

1 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$438,888
Median Unit Price
December quarter 2024: $1,020,500

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.

Comparable Properties

206/3 Tannock St BALWYN NORTH 3104 (REI/VG)

1 1 1

Price: $415,000
Method: Private Sale
Date: 30/07/2024
Property Type: Apartment

Agent Comments

307/3 Tannock St BALWYN NORTH 3104 (VG)

1 - -

Price: $421,000
Method: Sale
Date: 12/06/2024
Property Type: Strata Unit/Flat

Agent Comments

306/3 Tannock St BALWYN NORTH 3104 (REI/VG)

1 - -

Price: $410,000
Method: Sold Before Auction
Date: 05/06/2024
Property Type: Apartment

Agent Comments

Account - Barry Plant | P: 03 9842 8888

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