

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 84 Tannock Street, Balwyn North Vic 3104

Indicative selling price

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

Range between \$1,950,000 & \$2,100,000

Median sale price

Median price \$2,180,000 Property Type House Suburb Balwyn North

Period - From 01/04/2021 to 30/06/2021 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 | 34 Longview Rd BALWYN NORTH 3104 | \$2,256,000 | 05/08/2021 |
| 2 | 54 Tannock St BALWYN NORTH 3104 | \$2,080,000 | 21/08/2021 |
| 3 | 43 Helston St BALWYN NORTH 3104 | \$2,005,000 | 26/07/2021 |

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: 06/09/2021 16:17



 4
  2
  2

Property Type: House (Res)

Land Size: 630 sqm approx

Agent Comments

Indicative Selling Price

\$1,950,000 - \$2,100,000

Median House Price

June quarter 2021: \$2,180,000

Comparable Properties



34 Longview Rd BALWYN NORTH 3104 (REI)

Agent Comments

 3
  2
  2

Price: \$2,256,000

Method: Private Sale

Date: 05/08/2021

Property Type: House

Land Size: 696 sqm approx



54 Tannock St BALWYN NORTH 3104 (REI)

Agent Comments

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  1
  1

Price: \$2,080,000

Method: Sold Before Auction

Date: 21/08/2021

Property Type: House

Land Size: 627 sqm approx



43 Helston St BALWYN NORTH 3104 (REI)

Agent Comments

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  2
  2

Price: \$2,005,000

Method: Sold Before Auction

Date: 26/07/2021

Property Type: House (Res)

Account - Marshall White | P: 03 9822 9999 | F: 03 9824 4897