



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 85 Tannock Street, Balwyn North Vic 3104

Indicative selling price

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

Range between \$1,759,000 & \$1,925,000

Median sale price

Median price \$1,856,500 House Unit Suburb Balwyn North

Period - From 01/04/2017 to 30/06/2017 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	12 Clifton St BALWYN NORTH 3104	\$1,869,000	25/03/2017
2	1 Orchard Cr MONT ALBERT NORTH 3129	\$1,800,000	13/04/2017
3	9 Vicars St BALWYN NORTH 3104	\$1,760,000	01/04/2017

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.~~



Indicative Selling Price

\$175,000 - \$192,500

Median House Price

June quarter 2017: \$1,856,500



3 2 2

Rooms:

Property Type: House (Res)

Land Size: 647 sqm approx

Agent Comments

Comparable Properties



12 Clifton St BALWYN NORTH 3104 (REI/VG)

Agent Comments

4 3 2

Price: \$1,869,000

Method: Private Sale

Date: 25/03/2017

Rooms: -

Property Type: House (Res)

Land Size: 417 sqm approx



1 Orchard Cr MONT ALBERT NORTH 3129 (REI/VG)

Agent Comments

3 1 1

Price: \$1,800,000

Method: Sold Before Auction

Date: 13/04/2017

Rooms: 5

Property Type: House (Res)

Land Size: 920 sqm approx



9 Vicars St BALWYN NORTH 3104 (REI/VG)

Agent Comments

3 1 2

Price: \$1,760,000

Method: Auction Sale

Date: 01/04/2017

Rooms: 5

Property Type: House (Res)

Land Size: 743 sqm approx