

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

110d/15 Foundation Boulevard, Burwood East Vic 3151

Indicative selling price

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

Single price \$649,000

Median sale price

Median price \$590,800

Property Type Unit

Suburb Burwood East

Period - From 15/11/2022

to 14/11/2023

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	306/15 Foundation Blvd BURWOOD EAST 3151	\$679,000	31/10/2023
2	105/11 Foundation Blvd BURWOOD EAST 3151	\$650,000	11/10/2023
3	408/15 Foundation Blvd BURWOOD EAST 3151	\$630,000	17/05/2023

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:

15/11/2023 13:18



Property Type: APARTMENT

Land Size: N/A sqm approx

Agent Comments

Comparable Properties



**306/15 Foundation Blvd BURWOOD EAST
3151 (REI)**

Agent Comments



Price: \$679,000

Method: Private Sale

Date: 31/10/2023

Property Type: Apartment

Land Size: 88 sqm approx



**105/11 Foundation Blvd BURWOOD EAST
3151 (REI/VG)**

Agent Comments



Price: \$650,000

Method: Private Sale

Date: 11/10/2023

Property Type: Apartment

**408/15 Foundation Blvd BURWOOD EAST
3151 (VG)**

Agent Comments



Price: \$630,000

Method: Sale

Date: 17/05/2023

Property Type: Subdivided Flat - Single OYO
Flat