## 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

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			Unsumer.vic.yc	v.au/underguoting

Single price \$649,000

#### Median sale price

Median price	\$590,800	Pro	perty Type Unit	t	Suburb	Burwood East
Period - From	15/11/2022	to	14/11/2023	Sour	rce 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.

Add	dress 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



### 110d/15 Foundation Boulevard, Burwood East Vic 3151



John Stack 9908 5700 0402 443 312 johnstack@jelliscraig.com.au



Property Type: APARTMENT Land Size: N/A sqm approx Agent Comments Indicative Selling Price \$649,000 Median Unit Price 15/11/2022 - 14/11/2023: \$590,800

# **Comparable Properties**





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)

D) 1

Agent Comments



Price: \$650,000 Method: Private Sale Date: 11/10/2023 Property Type: Apartment

2

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

Account - Jellis Craig | P: (03) 9908 5700





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