Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered t	for sale
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Address	204/0 F Little D L D L F LVC . 0454
Including suburb and	204/9 Foundation Boulevard, Burwood East Vic 3151
postcode	
posicode	

Indicative selling price

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

50,000
,

Median sale price

Median price \$582,500	Property Type U	nit	Suburb	Burwood East
Period - From 26/04/2023	to 25/04/2024	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

1	207/13 Foundation Blvd BURWOOD EAST 3151	\$600,000	13/02/2024
2	409/15 Foundation Blvd BURWOOD EAST 3151	\$540,000	12/02/2024
3			

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:	26/04/2024 15:21



Date of sale







Property Type: Apartment

Agent Comments

Indicative Selling Price \$550,000 Median Unit Price 26/04/2023 - 25/04/2024: \$582,500

Year Built: 2021 Body Corp Fee: Council Rate: Current weekly rent: \$500

Comparable Properties

207/13 Foundation Blvd BURWOOD EAST 3151 (REI)

<u>▶</u> 2 **→** 1 **△**

Price: \$600,000 **Method:**

Date: 13/02/2024 Property Type: Apartment Agent Comments

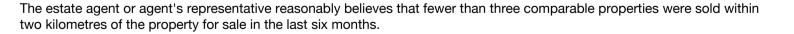
409/15 Foundation Blvd BURWOOD EAST

3151 (REI/VG)

Price: \$540,000 Method: Private Sale Date: 12/02/2024

Property Type: Apartment

Agent Comments



Account - The One Real Estate (AU) | P: 03 7007 5707



