

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

G4 9 Foundation Boulevard, Burwood East Vic 3151
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Indicative selling price

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

Range between

\$530,000

 &

\$580,000

Median sale price

Median price

\$627,000

 Property Type

Unit

 Suburb

Burwood East

Period - From

07/08/2022

 to

06/08/2023

 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	412/15 Foundation Blvd BURWOOD EAST 3151	\$575,000	08/06/2023
2	101/90-92 Middleborough Rd BLACKBURN SOUTH 3130	\$562,000	04/07/2023
3	110/260 Burwood Hwy BURWOOD 3125	\$540,000	22/03/2023

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:

07/08/2023 11:12



Property Type:
Agent Comments

Indicative Selling Price
\$530,000 - \$580,000
Median Unit Price
07/08/2022 - 06/08/2023: \$627,000

Comparable Properties



**412/15 Foundation Blvd BURWOOD EAST
3151 (REI/VG)**

Agent Comments



Price: \$575,000
Method: Private Sale
Date: 08/06/2023
Property Type: Apartment



**101/90-92 Middleborough Rd BLACKBURN
SOUTH 3130 (REI)**

Agent Comments



Price: \$562,000
Method: Private Sale
Date: 04/07/2023
Property Type: Apartment



110/260 Burwood Hwy BURWOOD 3125 (VG)

Agent Comments



Price: \$540,000
Method: Sale
Date: 22/03/2023
Property Type: Strata Unit/Flat

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802



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