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

g09/9 Foundation Boulevard, Burwood East Vic 3151

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$380,000		&		\$418,000			
Median sale p	rice							
Median price	\$575,000	Pro	operty Type	Unit			Suburb	Burwood East
Period - From	12/04/2023	to	11/04/2024		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	506/11 Foundation Blvd BURWOOD EAST 3151	\$420,000	15/12/2023
2	206/11 Foundation Blvd BURWOOD EAST 3151	\$395,000	03/10/2023
3	104/90-92 Middleborough Rd BLACKBURN SOUTH 3130	\$375,000	18/12/2023

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:

12/04/2024 10:40







Property Type: Strata Unit/Flat Agent Comments

Indicative Selling Price \$380,000 - \$418,000 Median Unit Price 12/04/2023 - 11/04/2024: \$575,000

Comparable Properties



506/11 Foundation Blvd BURWOOD EASTAgent Comments3151 (REI/VG)



Price: \$420,000 Method: Private Sale Date: 15/12/2023 Property Type: Apartment



206/11 Foundation Blvd BURWOOD EAST Agent Comments 3151 (REI/VG)



Price: \$395,000 Method: Private Sale Date: 03/10/2023 Property Type: Apartment



104/90-92 Middleborough Rd BLACKBURN SOUTH 3130 (REI)



Price: \$375,000 Method: Private Sale Date: 18/12/2023 Property Type: Apartment Agent Comments

Account - Fletchers | P: 03 88338888



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