

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 consumer.vic.gov.au/underquoting

Range between \$380,000 & \$418,000

Median sale price

Median price \$575,000 Property Type Unit Suburb Burwood East

Period - From 12/04/2023 to 11/04/2024 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 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	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 EAST
3151 (REI/VG)

Agent Comments



Price: \$420,000

Method: Private Sale

Date: 15/12/2023

Property Type: Apartment



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

Agent Comments



Price: \$395,000

Method: Private Sale

Date: 03/10/2023

Property Type: Apartment



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

Agent Comments



Price: \$375,000

Method: Private Sale

Date: 18/12/2023

Property Type: Apartment