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

g08/13 Foundation Boulevard, Burwood East Vic 3151

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	underquot	ting		
Range betweer	\$600,000		&		\$660,000			
Median sale p	rice							
Median price	\$678,500	Pro	operty Type	Unit			Suburb	Burwood East
Period - From	01/01/2024	to	31/12/2024		So	ource	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	503/28 Foundation Blvd BURWOOD EAST 3151	\$630,000	11/02/2025
2	112/28 Foundation Blvd BURWOOD EAST 3151	\$648,000	16/01/2025
3	410/9 Foundation Blvd BURWOOD EAST 3151	\$640,000	15/01/2025

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:

27/02/2025 15:04



g08/13 Foundation Boulevard, Burwood East Vic 3151

McGrath



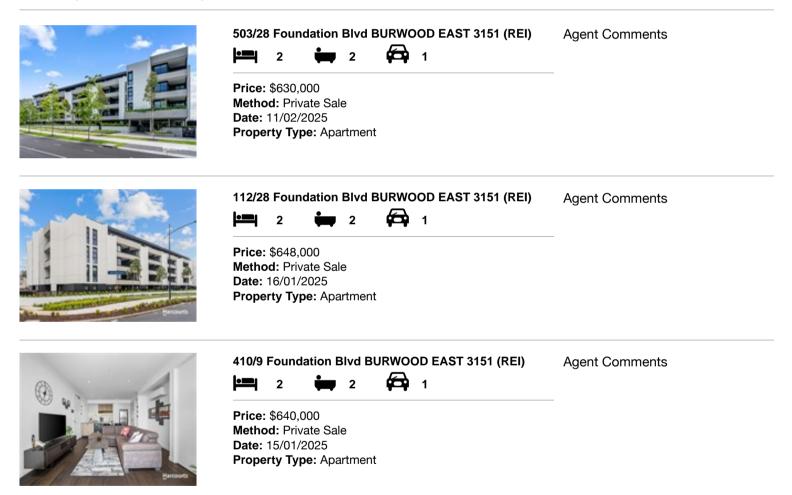
Agent Comments

Property Type: Strata Unit/Flat

Janelle Gu 03 9877 1277 0432 800 031 janellegu@mcgrath.com.au

Indicative Selling Price \$600,000 - \$660,000 Median Unit Price Year ending December 2024: \$678,500

Comparable Properties



Account - McGrath Blackburn | P: 03 9877 1277 | F: 03 9878 1613



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