

## 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

101/26 FOUNDATION BOULEVARD BURWOOD EAST VIC 3151

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$430,000

&

\$445,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$895,000

Property type

Unit

Suburb

Burwood East

Period-from

01 Jan 2024

to

31 Dec 2024

Source

Corelogic

### 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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

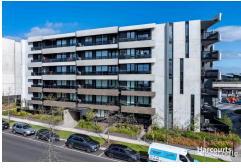
Date of sale

306/13 FOUNDATION BOULEVARD BURWOOD EAST VIC 3151	\$438,888	04-Nov-24
401/9 FOUNDATION BOULEVARD BURWOOD EAST VIC 3151	\$420,000	13-Dec-24
501/9 FOUNDATION BOULEVARD BURWOOD EAST VIC 3151	\$415,000	25-Oct-24

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 6 months.~~

This Statement of Information was prepared on: 28 January 2025



**306/13 FOUNDATION BOULEVARD** Sold Price **\$438,888** Sold Date **04-Nov-24**  
**BURWOOD EAST VIC 3151**

 1  1  1

Distance **0.19km**



**401/9 FOUNDATION BOULEVARD** Sold Price <sup>RS</sup> **\$420,000** <sup>UN</sup> Sold Date **13-Dec-24**  
**BURWOOD EAST VIC 3151**

 1  1  -

Distance **0.19km**



**501/9 FOUNDATION BOULEVARD** Sold Price **\$415,000** Sold Date **25-Oct-24**  
**BURWOOD EAST VIC 3151**

 1  1  1

Distance **0.19km**

RS = Recent sale

UN = Undisclosed Sale

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