

# 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 [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$630,000

&

\$660,000

### Median sale price

Median price \$678,500

Property Type Unit

Suburb Burwood East

Period - From 01/01/2024

to 31/12/2024

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	503/28 Foundation Blvd BURWOOD EAST 3151	\$630,000	11/02/2025
2	410/9 Foundation Blvd BURWOOD EAST 3151	\$640,000	15/01/2025
3			

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:

28/03/2025 10:29

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Indicative Selling Price

\$630,000 - \$660,000

Median Unit Price

Year ending December 2024: \$678,500



2 2 1

Property Type: Apartment

Agent Comments

## Comparable Properties



503/28 Foundation Blvd BURWOOD EAST 3151 (REI/VG) Agent Comments

2 2 1

Price: \$630,000

Method: Private Sale

Date: 11/02/2025

Property Type: Apartment



410/9 Foundation Blvd BURWOOD EAST 3151 (REI/VG) Agent Comments

2 2 1

Price: \$640,000

Method: Private Sale

Date: 15/01/2025

Property Type: Apartment

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.

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



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