

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

306/13 FOUNDATION BOULEVARD BURWOOD EAST VIC 3151

Indicative selling price

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

Single Price

or range
between

\$430,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,299,000

Property type

House

Suburb

Burwood East

Period-from

01 Sep 2023

to

31 Aug 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

307/28 FOUNDATION BOULEVARD BURWOOD EAST VIC 3151	\$472,800	23-Jul-24
G09/13 FOUNDATION BOULEVARD BURWOOD EAST VIC 3151	\$446,000	15-Mar-24
502/15 FOUNDATION BOULEVARD BURWOOD EAST VIC 3151	\$426,000	16-Mar-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: 13 September 2024



307/28 FOUNDATION BOULEVARD Sold Price
BURWOOD EAST VIC 3151

^{RS} **\$472,800** Sold Date **23-Jul-24**

1 1 -

Distance -



G09/13 FOUNDATION BOULEVARD Sold Price
BURWOOD EAST VIC 3151

\$446,000 Sold Date **15-Mar-24**

1 1 1

Distance **1.56km**



502/15 FOUNDATION BOULEVARD Sold Price
BURWOOD EAST VIC 3151

\$426,000 Sold Date **16-Mar-24**

1 1 1

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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