

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

204/9 Foundation Boulevard, Burwood East Vic 3151

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$550,000

Median sale price

Median price \$582,500

Property Type Unit

Suburb Burwood East

Period - From 26/04/2023

to 25/04/2024

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 | 207/13 Foundation Blvd BURWOOD EAST 3151 | \$600,000 | 13/02/2024 |
| 2 | 409/15 Foundation Blvd BURWOOD EAST 3151 | \$540,000 | 12/02/2024 |
| 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:

26/04/2024 15:21



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Property Type: Apartment

Agent Comments

Year Built: 2021 Body Corp Fee \$2822/year: Council Rate \$865/year:
Current weekly rent: \$500

Indicative Selling Price

\$550,000

Median Unit Price

26/04/2023 - 25/04/2024: \$582,500

Comparable Properties

**207/13 Foundation Blvd BURWOOD EAST
3151 (REI)**

Agent Comments

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Price: \$600,000

Method:

Date: 13/02/2024

Property Type: Apartment



**409/15 Foundation Blvd BURWOOD EAST
3151 (REI/VG)**

Agent Comments

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Price: \$540,000

Method: Private Sale

Date: 12/02/2024

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 - The One Real Estate (AU) | P: 03 7007 5707