

# 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 401 A/9 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)

Range between \$400,000 & \$440,000

### Median sale price

Median price \$691,000 Property Type Unit Suburb Burwood East

Period - From 01/10/2023 to 30/09/2024 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	306/13 Foundation Blvd BURWOOD EAST 3151	\$438,888	19/11/2024
2	307/28 Foundation Blvd BURWOOD EAST 3151	\$472,800	17/07/2024
3	301/9 Foundation Blvd BURWOOD EAST 3151	\$412,800	08/07/2024

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: 29/11/2024 14:46



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$400,000 - \$440,000  
**Median Unit Price**  
Year ending September 2024: \$691,000

## Comparable Properties



**306/13 Foundation Blvd BURWOOD EAST 3151 (REI)** [Agent Comments](#)



**Price:** \$438,888  
**Method:** Private Sale  
**Date:** 19/11/2024  
**Property Type:** Apartment



**307/28 Foundation Blvd BURWOOD EAST 3151 (REI/VG)** [Agent Comments](#)



**Price:** \$472,800  
**Method:** Private Sale  
**Date:** 17/07/2024  
**Property Type:** Unit



**301/9 Foundation Blvd BURWOOD EAST 3151 (REI/VG)** [Agent Comments](#)



**Price:** \$412,800  
**Method:** Private Sale  
**Date:** 08/07/2024  
**Property Type:** Apartment

Account - Barry Plant | P: 03 9803 0400



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