

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 (*Delete single price or range as applicable)

Single Price

\$450,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$680,500

Property type

Unit

Suburb

Burwood East

Period-from

01 Nov 2023

to

31 Oct 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

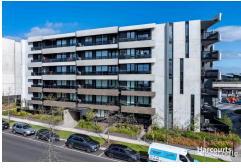
Date of sale

306/13 FOUNDATION BOULEVARD BURWOOD EAST VIC 3151	\$438,888	19-Nov-24
501/9 FOUNDATION BOULEVARD BURWOOD EAST VIC 3151	\$415,000	08-Nov-24
301/9 FOUNDATION BOULEVARD BURWOOD EAST VIC 3151	\$412,800	07-Jul-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 November 2024



306/13 FOUNDATION BOULEVARD Sold Price
BURWOOD EAST VIC 3151

1 1 1

^{RS} **\$438,888** Sold Date **19-Nov-24**

Distance **0.19km**



501/9 FOUNDATION BOULEVARD Sold Price
BURWOOD EAST VIC 3151

1 1 1

^{RS} **\$415,000** Sold Date **08-Nov-24**

Distance **0.19km**



301/9 FOUNDATION BOULEVARD Sold Price
BURWOOD EAST VIC 3151

1 1 1

\$412,800 Sold Date **07-Jul-24**

Distance **0.19km**

RS = Recent sale

UN = Undisclosed Sale

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