

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

112/28 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

\$650,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$679,000

Property type

Unit

Suburb

Burwood East

Period-from

01 Dec 2023

to

30 Nov 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

105/13 FOUNDATION BOULEVARD BURWOOD EAST VIC 3151	\$705,000	12-Jul-24
205/28 FOUNDATION BOULEVARD BURWOOD EAST VIC 3151	\$635,000	25-Aug-24
204/13 FOUNDATION BOULEVARD BURWOOD EAST VIC 3151	\$620,000	20-Nov-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: 14 December 2024



105/13 FOUNDATION BOULEVARD Sold Price **\$705,000** Sold Date **12-Jul-24**
BURWOOD EAST VIC 3151

 2  2  -

Distance **0.16km**



205/28 FOUNDATION BOULEVARD Sold Price **\$635,000** Sold Date **25-Aug-24**
BURWOOD EAST VIC 3151

 2  2  1

Distance -



204/13 FOUNDATION BOULEVARD Sold Price ^{RS} **\$620,000** Sold Date **20-Nov-24**
BURWOOD EAST VIC 3151

 2  2  -

Distance **0.16km**

RS = Recent sale

UN = Undisclosed Sale

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