

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

410/9 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

\$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

204/13 FOUNDATION BOULEVARD BURWOOD EAST VIC 3151	\$620,000	20-Nov-24
405/13 FOUNDATION BOULEVARD BURWOOD EAST VIC 3151	\$640,000	09-Jul-24
105/13 FOUNDATION BOULEVARD BURWOOD EAST VIC 3151	\$705,000	12-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



204/13 FOUNDATION BOULEVARD Sold Price

^{RS} **\$620,000** Sold Date **20-Nov-24**

2 2 -

Distance **0km**



405/13 FOUNDATION BOULEVARD Sold Price

\$640,000 Sold Date **09-Jul-24**

2 2 1

Distance **0km**



105/13 FOUNDATION BOULEVARD Sold Price

\$705,000 Sold Date **12-Jul-24**

2 2 -

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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