



woodards 

1 Rochdale Drive, Burwood East

Additional information

Council Rate – \$1800 approx.
Water Rate - \$161 per quarter approx.
First time selling in 57 years!
General Residential Zone – Schedule 1
Land Size – 588sqm approx.
Land Dimension – 37m x 15m approx.
Ducted heating
Evaporative cooling
2000L Water Tank (for garden use only)

Chattels

All fixed floor coverings, fixed light fittings
and window furnishings as inspected

Settlement

March 2023 settlement.

Rental Estimate

\$425 - \$450 per week based on current
market conditions.

Close proximity to

Schools Orchard Grove Primary – Zoned (1.11km)
Burwood East Primary- (1.41km)
Mount Waverley secondary College (2.35km)
Forest Hill College- Zoned (1.78km)
PLC (4.2km)
- Tram 75
Deakin University – (3.0km)
- Bus route 732

Shops Burwood One Shopping Centre (1.1km)
Burwood Brickworks Shopping Centre (1.1km)
Chadstone Shopping Centre
- Tram 75 change bus 903
Forest Hill Chase Shopping Centre (3.3km)

Parks Eley Park Playground (450m)
Orchard Grove Reserve (1.1km)
Gardiners Creek Reserve (2.5km)
Tally Ho Reserve (2.6km)

Transport Box Hill Train Station (5.6km)
Mount Waverley Train Station (4.5km)



Alex Chu
0423 300 321



Cameron Way
0418 352 380

Disclaimer: the information contained herein has been supplied to us and is to be used as a guide only. No information in this report is to be relied on for financial or legal purposes. Although every care has been taken in the preparation of the above information, we stress that particulars herein are for information only and do not constitute representation by the Owners or Agent.

Blackburn 100 South Parade 9894 1000

woodards.com.au

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

1 Rochdale Drive, Burwood East Vic 3151

Indicative selling price

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

Range between

\$1,050,000

&

\$1,150,000

Median sale price

Median price

\$1,300,000

Property Type

House

Suburb

Burwood East

Period - From

01/07/2021

to

30/06/2022

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	11 Mallowa Ct BURWOOD EAST 3151	\$1,255,000	24/08/2022
2	12 Bellevue Av BURWOOD EAST 3151	\$1,140,000	20/08/2022
3	4 Oakham Av BURWOOD EAST 3151	\$1,060,000	08/10/2022

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:

10/10/2022 12:14

1 Rochdale Drive, Burwood East Vic 3151

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Alex Chu
03 9894 1000
0423 300 321
achu@woodards.com.au



Property Type:
Agent Comments

Indicative Selling Price
\$1,050,000 - \$1,150,000
Median House Price
Year ending June 2022: \$1,300,000

Comparable Properties



11 Mallowa Ct BURWOOD EAST 3151 (REI)

Agent Comments



Price: \$1,255,000
Method: Sold Before Auction
Date: 24/08/2022
Property Type: House
Land Size: 702 sqm approx



12 Bellevue Av BURWOOD EAST 3151 (REI)

Agent Comments



Price: \$1,140,000
Method: Auction Sale
Date: 20/08/2022
Property Type: House (Res)

4 Oakham Av BURWOOD EAST 3151 (REI)

Agent Comments



Price: \$1,060,000
Method: Auction Sale
Date: 08/10/2022
Property Type: House (Res)
Land Size: 576 sqm approx

Account - Woodards | P: 03 9894 1000 | F: 03 9894 8111



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

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Our Collection Notice and Your Privacy

(Privacy Act 1988: APP privacy policy)

If on attending our open for inspection or office, you give us your personal information, on doing so you consent to us collecting, holding, using and disclosing it for the following primary and secondary purposes.

When you give us your personal information, we will give you this form and our contact details. If our representative accidentally overlooks doing so, please ask them for one before you leave our office or open for inspection.

What are the primary purposes?

They are: to inform our vendor or landlord of those attending our open for inspection; to seek your views in connection with the sale or letting of the property; to provide you with further information about the property during the course of the sale or letting campaign; to provide you with copies of documents about the property, which you have asked to see; receive and respond to enquiries you may have about the property; receive, respond to, and negotiate offers to buy or lease which you may make for the property; if the property is to be auctioned, to advise you about any changes in connection with the auction.

What are the secondary purposes?

They are to include you in our database so we can (a) advise you of other properties we list for sale or letting and which we think may be of interest to you; (b) direct marketing or telemarketing or both; and (c) advise appropriate authorities and insurers, if an accident occurs or a crime is committed, or is suspected to have been committed, at or in the immediate vicinity of the property.

If I give you my personal information, how will you hold it?

We will hold your personal information in hard copy or electronic form or both and we will only use and disclose it for the primary and the secondary purposes.

How do I contact you about my about my personal information?

You can contact us between 9:00am and 5:00pm Monday to Friday (excluding public holidays) to terminate your consent to our using your personal information for some or all of the primary or the secondary purposes or both and also to have access to your personal information to update or correct it.

If you misuse my personal information, how do I complain to you?

If you consider we have breached the Australian Privacy Principles you may complain to us by letter, fax, or email **cway@woodards.com.au**. We will promptly consider your complaint and attempt to resolve it in a timely manner. If we are unable to resolve it you may refer your complaint to the Office of the Australian Information Commissioner, GPO Box 5218, Sydney NSW 2001 or enquires@oaic.gov.au.

Will you disclose my personal information to someone overseas?

In the event that the vendor or landlord of a property you are interested in purchasing or leasing resides overseas, we may pass your information on to them. We will take all reasonable steps necessary to ensure that the recipient does not breach the Australian Privacy Principles with regard to information supplied to them by us.

What are the main consequences for me, if I choose not to give you my personal information?

The main consequences for you are that you may not be able to inspect the property and we will not be able to contact you about the sale or letting of this property nor provide you with details of other properties we have listed for sale or letting and which may be of interest to you.