

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

1/6 La Frank Street, Burwood Vic 3125

Indicative selling price

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

Range between \$1,150,000

&

\$1,250,000

Median sale price

Median price \$1,043,500

Property Type Townhouse

Suburb Burwood

Period - From 19/04/2022

to

18/04/2023

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	1/23 Farleigh Av BURWOOD 3125	\$1,210,000	17/12/2022
2	1/78 Marianne Way MOUNT WAVERLEY 3149	\$1,200,000	10/12/2022
3	2/4 Chilcote Ct BOX HILL SOUTH 3128	\$1,167,000	04/02/2023

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:

19/04/2023 13:17



woodards 

1/6 LaFrank Street, Burwood

Additional information

Council Rates: \$TBC
 Water Rates: \$175pq plus usage
 Owners Corporation: \$TBC
 General Residential Zone Schedule 3
 Significant Landscape Overlay Schedule 9
 House size: 20sq including garage
 Land size: 286sqm approx.
 Built in 2013
 Separate driveway with automatic gates
 Split system AC units
 Polished timber floorboards downstairs
 Miele 4 burner gas cooktop
 Miele electric oven
 Miele dishwasher
 Dual living areas
 Dedicated study/ 4th bedroom option
 North facing deck & courtyard
 Double garage with internal access

Rental Estimate

\$650pw based on current market conditions

Close proximity to

Schools

Essex Heights Primary- Essex Rd, Mt Waverley (2.6km)
 Mount Waverley Secondary- Stephenson Rd, Mt Waverley (1.8km)
 PLC- Burwood Hwy, Burwood (2.2km)
 Deakin University- Burwood Hwy, Burwood (1.5km)

Shops

Burwood Heights- Burwood Hwy, Burwood East (550m)
 Burwood Brickworks- Middleborough Rd, Burwood East (950m)
 Burwood One- Burwood Hwy, Burwood East (2.7km)

Parks

Newbigin Reserve- Newbigin St, Burwood (200m)
 Lundgren Reserve- Highbury Rd, Burwood (650m)

Transport

Bus 767 Southland to Box Hill via Chadstone
 Tram 75 Vermont South to Docklands
 Burwood train station (3.7km)

Chattels

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

Terms

10% deposit, balance 30/45/60 days



Julian Badenach
 0414 609 665



Jessica Hellmann
 0411 034 939