

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

11 Rochdale Drive, Burwood East Vic 3151

Indicative selling price

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

Range between

\$1,100,000

&

\$1,200,000

Median sale price

Median price

\$1,270,000

Property Type

House

Suburb

Burwood East

Period - From

01/01/2023

to

31/03/2023

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	48 Samuel Rd BLACKBURN SOUTH 3130	\$1,258,000	20/04/2023
2	2 Trent Ct BURWOOD EAST 3151	\$1,200,000	25/03/2023
3	20 Davis St BURWOOD EAST 3151	\$1,092,000	15/04/2023

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:

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11 Rochdale Drive, Burwood East

Additional information

Council Rate – \$1946 P.A
 Water Rate - \$159.49
 First time on the market in 59 years!
 General Residential Zone – Schedule 1
 Land Size – 585 sqm approx.
 Land Dimension – 37m x 15m approx.
 New Carpet front part of the house
 Ducted heating
 Renovated Kitchen
 Under house storage
 A separate room at the back

Chattels

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

Settlement

10% deposit, balance 30/60/90 days or any other
 such terms that have been agreed to in writing by
 the vendor prior to the auction.

Rental Estimate

\$520 – \$560 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
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Cameron Way
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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.

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