



## 3/6 La Frank Street, Burwood

### Additional Information

Built: 2014  
 House size: 137M<sup>2</sup> or 14.7sq including garage  
 Land size: 1325sqm approx.  
 Whitehorse Council rates: \$1,381.55  
 Yarra Valley Water: \$175 pq plus usage  
 Owners Corp fees: \$400 pa (approx.)  
 Open plan living & kitchen  
 Dining room/ living area/ convert 3 bed  
 Kitchen with stone benchtop  
 600mm Miele gas cooktop  
 600mm Miele electric oven  
 Miele dishwasher  
 Soft closing cabinetry  
 Large master bedroom with BIRs & ensuite  
 2<sup>nd</sup> bedroom with BIR  
 Central bathroom with separate bath & shower  
 Video intercom  
 Security alarm  
 Ducted vacuum  
 Reverse cycle heat/ cool unit  
 Water tank

### Potential rental return

\$475.00 per week approx.

### Contact

Sam Ejtemai – 0449 946 226  
 Julian Badenach – 0414 609 665

### Close proximity to

**Schools** St Scholastic's Kindergarten – Pheasant St, Burwood (550m)  
 Essex Heights Primary School – Essex Rd, Mt Waverley (2.6km)  
 Mount Waverley Secondary – Stephenson's Rd, Mt Waverley (1.8km)  
 Presbyterian Ladies' College (PLC) Burwood Hwy, Burwood– (2.4km)  
 Deakin University – Burwood Hwy, Burwood (2.2km)  
  
**Shops** Burwood Heights Village – Burwood Hwy, Burwood East (550m)  
 Burwood One – Burwood Hwy, Burwood East (2.2km)  
 Chadstone Shopping Centre- Warrigal Rd, Chadstone (8.6km)  
  
**Parks/Rec** Wattle Park- Riversdale Rd, Burwood (4.3km)  
 Ballyshannassy Park- Highbury Rd, Burwood East (1.2km)  
 Box Hill Golf Club- Station St, Box Hill South (2.5km)  
  
**Transport** Tram 75 – CBD to Vermont South  
 Bus route 732 –Box Hill to Knox City  
 Bus route 733 –Monash University to Mt Waverley

### Terms

10% deposit, balance 30/60 days or other such terms that the vendors have agreed to in writing prior to the commencement of the auction.

### Chattels

All fixed floor coverings, window furnishings and light fittings.

### Auction

Saturday 19<sup>th</sup> May at 11am

## 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

3/6 La Frank Street, Burwood Vic 3125

**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$700,000

&amp;

\$770,000

**Median sale price**

Median price \$943,000

House

Unit

X

Suburb

Burwood

Period - From 01/01/2018

to

31/03/2018

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	2/23 Farleigh Av BURWOOD 3125	\$848,000	21/04/2018
2	5/380 Burwood Hwy BURWOOD 3125	\$739,000	21/12/2017
3	2/201 Burwood Hwy BURWOOD EAST 3151	\$701,000	25/11/2017

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.



**Rooms:**  
**Property Type:**  
**Agent Comments**

**Indicative Selling Price**  
\$700,000 - \$770,000  
**Median Unit Price**  
March quarter 2018: \$943,000

## Comparable Properties



**2/23 Farleigh Av BURWOOD 3125 (REI)**

**Agent Comments**



**Price:** \$848,000  
**Method:** Auction Sale  
**Date:** 21/04/2018  
**Rooms:** -  
**Property Type:** Townhouse (Res)



**5/380 Burwood Hwy BURWOOD 3125 (REI)**

**Agent Comments**



**Price:** \$739,000  
**Method:** Private Sale  
**Date:** 21/12/2017  
**Rooms:** -  
**Property Type:** Townhouse (Single)



**2/201 Burwood Hwy BURWOOD EAST 3151 (REI/VG)**

**Agent Comments**



**Price:** \$701,000  
**Method:** Auction Sale  
**Date:** 25/11/2017  
**Rooms:** -  
**Property Type:** Unit

## **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 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](mailto: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](mailto: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.