

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

4/6 La Frank Street, Burwood Vic 3125

Indicative selling price

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

Range between \$950,000 & \$1,040,000

Median sale price

Median price \$1,040,500 Property Type Townhouse Suburb Burwood

Period - From 30/10/2022 to 29/10/2023 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	1/2 Worrall St BURWOOD 3125	\$1,200,000	25/10/2023
2	1/132 Station St BURWOOD 3125	\$1,088,000	30/09/2023
3	2/14 Havelock St BURWOOD 3125	\$1,002,000	23/09/2023

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:

30/10/2023 10:25



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4/6 LaFrank Street, Burwood

Additional information

Council Rates: \$1636pa approx. (Refer S32)
 Water Rates: \$175pq plus usage
 Owners Corporation: \$800pa (Refer S32)
 General Residential Zone Schedule 3
 Significant Landscape Overlay Schedule 9
 House size: 16sq plus garage
 Land size: 212sqm approx.
 Built in 2013
 Split system AC units throughout
 Polished timber floorboards
 Downstairs main bed with ensuite & BIRs
 2 bedrooms upstairs with BIRs
 Study nook
 Large formal lounge room
 Open planning living & dining
 Miele 4 burner gas cooktop
 Miele electric oven
 Miele dishwasher
 North facing courtyard
 Single garage plus additional space

Rental Estimate

\$600pw 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

Newbiggin Reserve- Newbiggin 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/ 60 days



Julian Badenach
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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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