

## 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

2 Garrawang Lane Burwood East VIC 3151

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$890,000

&

\$945,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$450,000

Property type

Unit

Suburb

Burwood East

Period-from

01 Apr 2020

to

31 Mar 2021

Source

Corelogic

### 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 6 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

247 Mahoneys Road Forest Hill VIC 3131	\$1,045,000	23-Jan-21
13/1 Royton Street Burwood East VIC 3151	\$996,150	20-Apr-21

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 6 months.

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MANDY LEE  
家誠地產

Alex Xu  
P 98989000  
M 0425159357  
E alex.xu@mandylee.com.au



247 Mahoneys Road Forest Hill VIC 3131

Sold Price

<sup>RS</sup>

\$1,045,000

Sold Date

23-Jan-21



4



2



2

Distance

0.45km



13/1 Royton Street Burwood East VIC 3151

Sold Price

<sup>RS</sup>

\$996,150

Sold Date

20-Apr-21



4



2



1

Distance

1.39km

RS = Recent sale

UN = Undisclosed Sale

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