



Statement of Information

Sections 47AF of the Estate Agents Act 1980

13 Mermaid Grove, LYNDHURST 3975

House

3 beds

2 baths

2 parking

Ray White

Indicative selling price

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

**Range from \$645,000 -
\$675,000**

Median sale price

Median **House** for **LYNDHURST** for period **Jul 2017 - Jul 2017**
Sourced from **RP data**.

\$521,000

Comparable property sales

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 the most comparable to the property for sale.

13 Tea Tree Court, Price **\$660,000** Sold 28 July 2017
Lyndhurst 3975

5 Silverwattle Drive, Price **\$645,000** Sold 28 July 2017
Lyndhurst 3975

16 Carabeen Way, Price **\$690,000** Sold 04 May 2017
Lyndhurst 3975

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from RP data.

Contact agents

 **Kate Rushton**
Ray White

(03) 5990 9502
0408 104 953
kate.rushton@raywhite.com



Ray White Cranbourne

Level 1 / 75 - 89 High Street,
Cranbourne VIC 3977