

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 4 Watt Place, LYNDHURST 3975

### Indicative selling price

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

**Range \$610,000 - \$660,000**

### Median sale price

Median **House** for **LYNDHURST** for period **Jul 2018 - Sep 2018**

Sourced from **RPDATA**.

**\$619,000**

### 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.

**9 Tea Tree Court,**  
Lyndhurst 3975

**Price \$670,000** Sold 20  
August 2018

**25 Mermaid Grove,**  
Lyndhurst 3975

**Price \$665,000** Sold 18 July  
2018

**16 Castawellan Street,**  
Lyndhurst 3975

**Price \$670,000** Sold 07 May  
2018

### Additional Information

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 RPDAT.

House

3 beds

2 baths

2 parking

### Ray White Cranbourne

Level 1 7-9 Bakewell Street,  
Cranbourne VIC 3977

### Contact agents



**Chaminda Gunasekara**  
Ray White

(03) 5990 9536  
0425 730 635

[chaminda.gunasekara@raywhite.com](mailto:chaminda.gunasekara@raywhite.com)

**RayWhite**