

Statement of Information

Sections 47AF of the Estate Agents Act 1980

23 Balladonia Gum Circuit, LYNDHURST 3975

Indicative selling price

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

Range \$600,000 - \$650,000

Median sale price

Median **House** for **LYNDHURST** for period **Jul 2019 - Sep 2019**

Sourced from realestate.com.au.

\$650,050

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.

6 Beechwood Drive,
LYNDHURST 3975

Price \$647,000 Sold 27 June
2019

19 Mermaid Grove,
LYNDHURST 3975

Price \$632,250 Sold 29 June
2019

30 Locky Grove,
LYNDHURST 3975

Price \$635,000 Sold 24 June
2019

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 realestate.com.au.

House

AREA SPECIALIST
3 beds 2 baths 2 parking

Area Specialist Casey

Shop 8/28-32 Gloucester Ave,
Berwick VIC 3806

Contact agents



Hardeep Singh

0406 676 197

hsingh@areaspecialist.com.au

AREA SPECIALIST