



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

9 Melington Drive,  
LYNDHURST 3975

### Indicative selling price

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

**Range \$680,000 - \$720,000**

### Median sale price

Median **House** for **LYNDHURST** for period **Feb 2019 - Apr 2019**

Sourced from **RP Data**.

**\$750,000**

### 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.

**40 Alysha Avenue,**  
Lyndhurst 3975

Price **\$710,000** Sold 10 April  
2019

**123 Aylmer Road,**  
Lyndhurst 3975

Price **\$681,250** Sold 08  
March 2019

**25 Beechwood Drive,**  
Lyndhurst 3975

Price **\$705,000** Sold 14  
February 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 RP Data.

House



4 beds



2 baths



2 parking

### Ray White Cranbourne

Level 1 7-9 Bakewell Street,  
Cranbourne VIC 3977

### Contact agents



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