

## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**14 Mermaid Grove,  
LYNDHURST 3975**

### Indicative selling price

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

**Range \$685,000 - \$750,000**

### Median sale price

Median **House** for **LYNDHURST** for period **Oct 2019 - Nov 2019**

Sourced from [realestate.com.au](http://realestate.com.au).

**\$686,250**

### 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.

**67 Melington Drive,**  
LYNDHURST 3975

**Price \$702,500** Sold 16  
October 2019

**11 Balladonia Gum Circuit,**  
LYNDHURST 3975

**Price \$750,000** Sold 19  
August 2019

**4 Castawellan Street,**  
LYNDHURST 3975

**Price \$713,000** Sold 31  
October 2019

This Statement of Information was prepared on 4th Nov 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](http://realestate.com.au).

House



4 beds



2 baths



2 parking

### Area Specialist Casey

142 High Street,  
Cranbourne VIC 3977

### Contact agents



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