

**SGC Property Group Pty Ltd** trading as **McGrath Palm Beach QLD**  
 17 Sixth Avenue Palm Beach QLD 4221  
 Phone: 07 5534 0300 | Email: palmbeachqld@mcgrath.com.au  
 ABN: 95 212 872 906



26th September 2025

**Sales Advice**

<b>Property Details</b>	
<b>Address:</b>	23B Wild Duck Drive Mermaid Waters QLD 4218
<b>Sale Details</b>	
<b>Contract Price:</b>	\$2,000,000.00
<b>Deposit:</b>	Refer to Special Conditions
<b>Agent Details</b>	
<b>Agency:</b>	McGrath Palm Beach QLD
<b>Address:</b>	17 Sixth Avenue Palm Beach QLD 4221
<b>Phone:</b>	07 5534 0300
<b>Fax:</b>	07 5534 0320
<b>Email:</b>	Our administration partners: teampalmbeach@mcgrath.com.au
<b>Listing Agent:</b>	Tyler Wagstaffe [W]: 07 5534 0300, [M]: 0431 003 295, [E]: tylerwagstaffe@mcgrath.com.au
<b>Vendor Details</b>	
<b>Name:</b>	Tracey-Lee Lancaster
<b>Address:</b>	23 Wild Duck Drive Mermaid Waters QLD 4218
<b>Email:</b>	Trazyprice@gmail.com
<b>Vendor Solicitor Details</b>	
<b>Vendor Solicitor:</b>	MKW Legal Attention: Shea Low
<b>Address:</b>	PO BOX 399 Pacific Fair QLD 4218
<b>Phone:</b>	07 5669 2522
<b>Email:</b>	shealow@mkwlegal.com.au
<b>Purchaser Details</b>	
<b>Name:</b>	Gerlinde Boyter
<b>Phone:</b>	[M]: 0499 621 627
<b>Email:</b>	linde.boyter@gmail.com
<b>Purchaser Solicitor Details</b>	
<b>Purchaser Solicitor:</b>	Davoren & Associates Attention: Michael Coman
<b>Address:</b>	P O Box 43 Mermaid Beach QLD 4218
<b>Phone:</b>	[W]: 07 5575 2844
<b>Fax:</b>	07 5572 8520
<b>Email:</b>	michaelc@davoren.com.au
<b>Special Conditions</b>	
<b>Inclusions:</b>	As per contract
<b>Additional:</b>	1. Initial Deposit \$2,000 payable within 2 business days 2. Balance Deposit \$98,000 is payable within 2 business days from satisfied building & pest 3. Building & Pest 7 days from contract date 4. Settlement Date on or before 28/10/2025