



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 9 Byron Court, WYNDHAM VALE 3024

### Indicative selling price

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

**Range \$580,000 - \$600,000**

### Median sale price

Median **House** for **WYNDHAM VALE** for period **Jul 2018 - Jul 2019**

Sourced from **Pricefinder**.

**\$480,000**

### 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.

**11 Charing Cross Pl ,**  
Wyndham Vale 3024

**Price \$610,000** Sold 30  
January 2019

**26 Hydefield Drive ,**  
Wyndham Vale 3024

**Price \$502,000** Sold 31  
March 2019

**121 Vaughan Chase,**  
Wyndham Vale 3024

**Price \$540,000** Sold 05 July  
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 Pricefinder.

#### Biggin & Scott Wyndham City

108/22-30 Wallace Avenue,  
Point Cook VIC 3030

#### Contact agents



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