



STATEMENT OF INFORMATION

Internet advertising for single residential property located within or outside the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property Address

4 Widdy Court, Sunshine West VIC 3020

Indicative selling price

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

Range Between

\$720,000

&

\$750,000

Median sale price

Median Price

\$677,750

House

X

Suburb:

Sunshine West

Period From

01/05/2024

to

30/04/2025

Source:

Corelogic

Comparable property sales

Address of comparable property	Price	Date of sale
3 WAITE COURT SUNSHINE WEST VIC 3020	\$711,000	22/02/2025
22 LAROO L CRESCENT SUNSHINE WEST VIC 3020	\$710,000	28/02/2025
1 HILMA STREET SUNSHINE WEST VIC 3020	\$735,000	22/03/2025

This Statement was prepared on: 20/05/2025