

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and postcode 18 Dalziell Crescent, Cranbourne North, VIC 3977

### Indicative selling price

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

Price Range

\$640,000

&

\$690,000

### Median sale price

Median price

\$707,500

Property Type

House

Suburb

Cranbourne North (3977)

Period - From

01/04/2024

to

30/09/2024

Source

Pricefinder

### Comparable property sales

A 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 most comparable to the property for sale.

Address of comparable property	Price	Date of sale
35 DESTINY DRIVE, CRANBOURNE NORTH VIC 3977	\$680,999	17/09/2024
14 TILIA DRIVE, CRANBOURNE NORTH VIC 3977	\$665,000	16/08/2024
18 ELODEA WAY, CRANBOURNE NORTH VIC 3977	\$685,000	29/04/2024

This Statement of Information was prepared on: 03/10/2024