

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 offered for sale

Address
Including suburb and
postcode 15 DELLINEA STREET, CRANBOURNE NORTH, VIC 3977

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting
(*Delete single price or range as applicable)

Single price \$599,950

or range between \$

&

\$

Median sale price

(*Delete house or unit as applicable)

Median price \$630,000

*House

X

*unit

Suburb
or locality

CRANBOURNE NORTH VIC

Period - From 01/10/2020

to 30/09/2020

Source

PRICE FINDER

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres/five kilometres* of the property for sale in the last six months/18 months* that the estate agent or agent's representative considers to be most comparable to the property for sale. (*Delete as applicable)

Address of comparable property	Price	Date of sale
1. 8 SUPPLEJACK WALK, CRANBOURNE NORTH, VIC 3977	\$576,000	25/11/2021
2. 9 DELLINEA ST, CRANBOURNE NORTH, VIC 3977	\$620,000	28/10/2021
3. 19 SELANDRA BVD, CLYDE NORTH, VIC 3978	\$580,000	26/11/2021



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