

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

3 LONGTOWN COURT CRAIGIEBURN VIC 3064

Indicative selling price

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

Single Price

\$599,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$645,750

Property type

House

Suburb

Craigieburn

Period-from

01 Jul 2021

to

30 Jun 2022

Source

Corelogic

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

A* These are the three properties sold within two kilometres of the property for sale in the last 6 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

1 RENWICK CLOSE CRAIGIEBURN VIC 3064	\$619,000	04-Feb-22
7 BOWES PLACE CRAIGIEBURN VIC 3064	\$615,000	31-Jan-22
49 EDINGTON WAY CRAIGIEBURN VIC 3064	\$599,000	09-May-22

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 16 July 2022



**1 RENWICK CLOSE CRAIGIEBURN
VIC 3064**

 3  2  2

Sold Price

\$619,000

Sold Date

04-Feb-22

Distance

0.3km



**7 BOWES PLACE CRAIGIEBURN
VIC 3064**

 3  2  -

Sold Price

\$615,000

Sold Date

31-Jan-22

Distance

0.54km



**49 EDINGTON WAY CRAIGIEBURN
VIC 3064**

 3  1  4

Sold Price

\$599,000

Sold Date

09-May-22

Distance

0.54km

RS = Recent sale

UN = Undisclosed Sale

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