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STATEMENT OF INFORMATION

Prepared on 01 Apr 2019

Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

45 Langdon Crescent Craigieburn VIC 3064

3 2 2

Indicative Selling Price

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

Single Price \$535,000

Median Sale Price

\$550,000 Houses in Craigieburn between 01 Apr 2018 - 31 Mar 2019

Source: CoreLogic

Comparable Property Sales

The estate agent or agent's representative reasonably believes that fewer than 3 comparable properties were sold within 2 kilometres of the property for sale in the last 6 months.



17 Mitford Crescent Craigieburn VIC Sold Price 3064

^{RS} **\$570,000** Sold Date **04-Mar-19**

4 3 3

Distance **0.55km**



74 Mitford Crescent Craigieburn Sold Price VIC 3064

^{RS} **\$520,000** Sold Date **30-Mar-19**

3 2 2

Distance **0.67km**

RS = Recent sale

UN = Undisclosed Sale

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