

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 LANGDON CRESCENT 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

or range
between

\$645,000

&

\$675,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Craigieburn

Period-from

01 Feb 2024

to

31 Jan 2025

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

52 LANGDON CRESCENT CRAIGIEBURN VIC 3064	\$645,000	07-Dec-24
43 MEDWAY ROAD CRAIGIEBURN VIC 3064	\$665,000	10-Dec-24

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: 05 February 2025



**52 LANGDON CRESCENT
CRAIGIEBURN VIC 3064**

 3  2  4

Sold Price

^{RS} **\$645,000**

Sold Date **07-Dec-24**

Distance **0.31km**



**43 MEDWAY ROAD CRAIGIEBURN
VIC 3064**

 3  2  4

Sold Price

^{RS} **\$665,000**

Sold Date **10-Dec-24**

Distance **1.52km**

RS = Recent sale

UN = Undisclosed Sale

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