



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 59 Langdon Crescent, CRAIGIEBURN 3064

House

3 beds

2 baths

2 parking

### Indicative selling price

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

**Range \$500,000 - \$550,000**

### Median sale price

Median **House** for **CRAIGIEBURN** for period **Oct 2017 - Dec 2017**

Sourced from **Pricefinder**.

**\$549,000**

### Comparable property sales

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 the most comparable to the property for sale.

**4 Langdon Crescent,**  
CRAIGIEBURN 3064

**Price \$513,000** Sold 18  
November 2017

**7 Ipswich Place,**  
CRAIGIEBURN 3064

**Price \$536,500** Sold 06  
November 2017

**7 Walton Close,**  
CRAIGIEBURN 3064

**Price \$552,500** Sold 03  
March 2018

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

### Stockdale & Leggo Craigieburn

38/10 Craigieburn Road,  
Craigieburn VIC 3064

### Contact agents



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**Stockdale  
& Leggo**