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	63 NEWMAN CRESCENT NIDDRIE VIC 3042

Indicative selling price

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

Single Price	$1,125,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,262,500	Property type	House	Suburb	Niddrie
Period-from	01 Mar 2024	to	28 Feb 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
7 JANET STREET KEILOR EAST VIC 3033	$1,125,000	08-Feb-25
58 KERFERD STREET ESSENDON NORTH VIC 3041	$1,105,000	30-Jan-25
49 WONGANELLA DRIVE KEILOR EAST VIC 3033	$1,018,000	23-Nov-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: 31 March 2025

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7 JANET STREET KEILOR EAST VIC 3033

3 1 5

Sold Price RS $1,125,000 Sold Date 08-Feb-25

Distance 1.4km



58 KERFERD STREET ESSENDON NORTH VIC 3041

3 1 2

Sold Price RS $1,105,000 Sold Date 30-Jan-25

Distance 1.79km



49 WONGANELLA DRIVE KEILOR EAST VIC 3033

3 1 2

Sold Price $1,018,000 Sold Date 23-Nov-24

Distance 1.94km



32 HOFFMANS ROAD ESSENDON VIC 3040

3 1 2

Sold Price $1,050,000 Sold Date 17-Feb-25

Distance 1.49km

RS = Recent sale **UN** = Undisclosed Sale

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