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	32 Colchester Circuit, Roxburgh Park Vic 3064

Indicative selling price

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

Range between $740,000 & $814,000

Median sale price

Median price $650,000 Property Type House Suburb Roxburgh Park

Period - From 01/07/2024 to 30/09/2024 Source REIV

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 six 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	7 Orlando Dr ROXBURGH PARK 3064	$790,000	14/10/2024
2	28 Salween Cr ROXBURGH PARK 3064	$770,000	05/10/2024
3	7 Observation Way ROXBURGH PARK 3064	$822,000	25/07/2024

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 six months.~~

This Statement of Information was prepared on: 13/01/2025 10:15

32 Colchester Circuit, Roxburgh Park Vic 3064

Erhan Kalistu
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5 3 2

Property Type: Land
Land Size: 595 sqm approx

Agent Comments

Approx. 20 years old

Indicative Selling Price
$740,000 - $814,000
Median House Price
September quarter 2024: $650,000

Comparable Properties



7 Orlando Dr ROXBURGH PARK 3064 (VG)

5 - -

Price: $790,000
Method: Sale
Date: 14/10/2024
Property Type: House (Res)
Land Size: 612 sqm approx

Agent Comments



28 Salween Cr ROXBURGH PARK 3064 (REI/VG)

5 3 7

Price: $770,000
Method: Auction Sale
Date: 05/10/2024
Property Type: House (Res)
Land Size: 577 sqm approx

Agent Comments



7 Observation Way ROXBURGH PARK 3064 (REI/VG)

5 3 2

Price: $822,000
Method: Auction Sale
Date: 25/07/2024
Property Type: House (Res)
Land Size: 391 sqm approx

Agent Comments

Account - Jellis Craig Pascoe Vale | P: 03 9989 9575

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