

## 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

20/1 JARAMA BOULEVARD EPPING VIC 3076

### Indicative selling price

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

Single Price

or range  
between

\$300,000

&

\$330,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$446,000

Property type

Unit

Suburb

Epping

Period-from

01 Jun 2023

to

31 May 2024

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

| Address of comparable property         | Price     | Date of sale |
|--|-----------|--------------|
| 106/1 JARAMA BOULEVARD EPPING VIC 3076 | \$305,000 | 07-Jan-23    |
|  |           |              |
|  |           |              |

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.

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**106/1 JARAMA BOULEVARD  
EPPING VIC 3076**

 1  1  1

Sold Price **\$305,000** Sold Date **07-Jan-23**

Distance **0.01km**

RS = Recent sale      UN = Undisclosed Sale

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