

## 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

12/1 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

\$290,000

&

\$315,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$457,000

Property type

Unit

Suburb

Epping

Period-from

01 Aug 2022

to

31 Jul 2023

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

106/1 JARAMA BOULEVARD EPPING VIC 3076	\$305,000	07-Jan-23
213/1 JARAMA BOULEVARD EPPING VIC 3076	\$267,000	05-Apr-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.

This Statement of Information was prepared on: 08 August 2023



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

1 1 1

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

Distance **0.01km**



**213/1 JARAMA BOULEVARD  
EPPING VIC 3076**

1 1 1

Sold Price **\$267,000** Sold Date **05-Apr-23**

Distance **0.01km**

RS = Recent sale      UN = Undisclosed Sale

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