

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

13/1 JARAMA BOULEVARD EPPING VIC 3076

Indicative selling price

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

Single Price

or range
between

\$390,000

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$477,500

Property type

Unit

Suburb

Epping

Period-from

01 Feb 2023

to

31 Jan 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

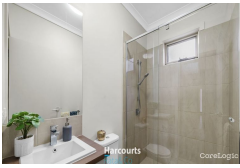
Date of sale

6/32 RUFUS STREET EPPING VIC 3076	\$410,000	17-Jun-23
107/88 EPPING ROAD EPPING VIC 3076	\$390,000	04-May-23
208/88 EPPING ROAD EPPING VIC 3076	\$425,000	04-Oct-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: 22 February 2024



6/32 RUFUS STREET EPPING VIC 3076

Sold Price

\$410,000

Sold Date

17-Jun-23

2 2 1

Distance

2.82km



107/88 EPPING ROAD EPPING VIC 3076

Sold Price

\$390,000

Sold Date

04-May-23

2 2 1

Distance

2.37km



208/88 EPPING ROAD EPPING VIC 3076

Sold Price

\$425,000

Sold Date

04-Oct-23

2 2 1

Distance

2.37km

RS = Recent sale

UN = Undisclosed Sale

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