

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

3/1 Jarama Boulevard, Epping Vic 3076

Indicative selling price

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

Range between

\$280,000

&

\$308,000

Median sale price

Median price

\$382,750

Property Type

Unit

Suburb

Epping

Period - From

16/09/2018

to

15/09/2019

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	125/1 Jarama Blvd EPPING 3076	\$298,000	02/04/2019
2	218/1 Jarama Blvd EPPING 3076	\$296,000	04/04/2019
3	57/1b Jarama Blvd EPPING 3076	\$296,000	04/04/2019

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:

16/09/2019

3/1 Jarama Boulevard, Epping Vic 3076

Harcourts
Rata & Co

Alex Doucas
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Property Type: Unit
Agent Comments

Indicative Selling Price
\$280,000 - \$308,000
Median Unit Price
16/09/2018 - 15/09/2019: \$382,750

Comparable Properties

125/1 Jarama Blvd EPPING 3076 (REI/VG)

Agent Comments



Price: \$298,000
Method: Private Sale
Date: 02/04/2019
Property Type: Apartment

218/1 Jarama Blvd EPPING 3076 (VG)

Agent Comments



Price: \$296,000
Method: Sale
Date: 04/04/2019
Property Type: Apartment

57/1b Jarama Blvd EPPING 3076 (REI)

Agent Comments



Price: \$296,000
Method: Private Sale
Date: 04/04/2019
Property Type: Apartment

Account - Harcourts Rata & Co | P: 03 94657766 | F: 03 94643177



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.