

## 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

29/1 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

\$477,500

Property type

Unit

Suburb

Epping

Period-from

01 Jan 2023

to

31 Dec 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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 37/1 JARAMA BOULEVARD EPPING VIC 3076 | \$315,000 | 17-Aug-23 |
| 103/82 EPPING ROAD EPPING VIC 3076    | \$300,000 | 08-Jan-24 |
| 107/82 EPPING ROAD EPPING VIC 3076    | \$315,000 | 28-Nov-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: 23 January 2024



**37/1 JARAMA BOULEVARD EPPING VIC 3076** Sold Price

<sup>RS</sup> **\$315,000** Sold Date **17-Aug-23**

 1  1  1

Distance **0.01km**



**103/82 EPPING ROAD EPPING VIC 3076** Sold Price

<sup>RS</sup> **\$300,000** Sold Date **08-Jan-24**

 1  1  1

Distance **2.3km**



**107/82 EPPING ROAD EPPING VIC 3076** Sold Price

<sup>RS</sup> **\$315,000** Sold Date **28-Nov-23**

 1  1  1

Distance **2.3km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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