

STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 226/1B Jarama Boulevard Wollert

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 \$295000 & \$315000

Median sale price

(*Delete house or unit as applicable)

Median price \$477,500 *House *Unit x Suburb EPPING
Period - From 01 August 23 to 01 February 24 Source [REIV propertydata.com.au](https://reiv.propertydata.com.au)

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
106/1 Jarama Boulevard Epping	\$305,000	07 Jan 2023
G04/1 Jarama Boulevard Epping	\$305,000	18 Dec 2023
107/82 Epping Road Epping	\$315,000	28 Nov 2023

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.

Property data source: [REIV propertydata.com.au](https://reiv.propertydata.com.au). Generated on 21st February 2024.