

## 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

27/1 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

&

\$319,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$480,000

Property type

Unit

Suburb

Epping

Period-from

01 Mar 2024

to

28 Feb 2025

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

34/1 JARAMA BOULEVARD EPPING VIC 3076	\$310,000	03-Mar-25
103/90 EPPING ROAD EPPING VIC 3076	\$300,000	17-Mar-25

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: 21 March 2025



**34/1 JARAMA BOULEVARD EPPING VIC 3076** Sold Price

<sup>RS</sup> **\$310,000** Sold Date **03-Mar-25**

1 1 1

Distance **0km**



**103/90 EPPING ROAD EPPING VIC 3076** Sold Price

<sup>RS</sup> **\$300,000** Sold Date **17-Mar-25**

1 1 1

Distance **2.32km**

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

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