

## 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

36/1 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

\$280,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$668,000

Property type

House

Suburb

Epping

Period-from

01 Nov 2022

to

31 Oct 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

|  |           |           |
|--|-----------|-----------|
| 106/1 JARAMA BOULEVARD EPPING VIC 3076 | \$305,000 | 07-Jan-23 |
| 128/1 JARAMA BOULEVARD EPPING VIC 3076 | \$315,000 | 14-Aug-23 |
| 213/1 JARAMA BOULEVARD EPPING VIC 3076 | \$267,000 | 05-Apr-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 November 2023