

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or locality and postcode

17 KOSSMAN COURT IRYMPLE VIC 3498

Indicative selling price

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

Single price \$ or range between \$490,000 & \$530,000

Median sale price

Median price \$491,250 Property type House Suburb Irymple

Period - From 1 Sep 2022 to 31 Aug 2023 Source Corelogic

Comparable property sales

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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
5 HOLNEY GROVE IRYMPLE VIC 3498	\$480,000	10-Aug-23
12 VERDI BOULEVARD IRYMPLE VIC 3498	\$500,000	09-mar-23
5/939 KARADOC AVENUE IRYMPLE VIC 3498	\$526,000	25-May-22

This Statement of Information was prepared on: 20 September 2023