

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

3 Culburra Avenue Frankston VIC 3199

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

\$650,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$725,000

Property type

House

Suburb

Frankston

Period-from

01 Jan 2021

to

31 Dec 2021

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

7 Quandong Court Frankston VIC 3199	\$725,400	07-Oct-21
4 Boree Court Frankston VIC 3199	\$655,000	01-Sep-21

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: 31 January 2022



7 Quandong Court Frankston VIC 3199

Sold Price **\$725,400** Sold Date **07-Oct-21**

 2  1  2

Distance **0.46km**



4 Boree Court Frankston VIC 3199

Sold Price **\$655,000** Sold Date **01-Sep-21**

 2  1  2

Distance **1.42km**

RS = Recent sale UN = Undisclosed Sale

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