

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

2/33 Culcairn Drive Frankston South 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

\$740,000

&

\$760,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$828,750

Property type

House

Suburb

Frankston South

Period-from

01 Nov 2019

to

31 Oct 2020

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

6/29 Culcairn Drive Frankston South VIC 3199	\$750,500	12-Oct-17
1/67 Lawson Avenue Frankston South VIC 3199	\$795,000	19-Jun-20
1/102 Sycamore Road Frankston South VIC 3199	\$800,000	29-Nov-19

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: 26 November 2020



6/29 Culcairn Drive Frankston South VIC 3199

 3  2  2

Sold Price **\$750,500** Sold Date **12-Oct-17**

Distance **0.07km**



1/67 Lawson Avenue Frankston South VIC 3199

 3  2  2

Sold Price **\$795,000** Sold Date **19-Jun-20**

Distance **0.35km**



1/102 Sycamore Road Frankston South VIC 3199

 3  3  2

Sold Price **\$800,000** Sold Date **29-Nov-19**

Distance **0.63km**

RS = Recent sale UN = Undisclosed Sale

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