

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

1/41B 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

\$679,500

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$710,000

Property type

Unit

Suburb

Frankston South

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

2/41B CULCAIRN DRIVE FRANKSTON SOUTH VIC 3199	\$740,000	14-Jul-23
2B BANOOL COURT FRANKSTON SOUTH VIC 3199	\$710,000	25-May-23
6/28 SCREEN STREET FRANKSTON VIC 3199	\$720,000	19-Jun-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: 21 November 2023



**2/41B CULCAIRN DRIVE
FRANKSTON SOUTH VIC 3199**

3 2 1

Sold Price **\$740,000** Sold Date **14-Jul-23**

Distance **0.01km**



**2B BANOOL COURT FRANKSTON
SOUTH VIC 3199**

2 1 1

Sold Price **\$710,000** Sold Date **25-May-23**

Distance **0.55km**



**6/28 SCREEN STREET FRANKSTON
VIC 3199**

2 2 1

Sold Price **\$720,000** Sold Date **19-Jun-23**

Distance **1.43km**

RS = Recent sale UN = Undisclosed Sale

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