

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

2/21 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

\$635,000

&

\$655,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$735,000

Property type

Unit

Suburb

Frankston South

Period-from

01 Jan 2023

to

31 Dec 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

3/76 SYCAMORE ROAD FRANKSTON SOUTH VIC 3199	\$675,000	20-Dec-23
3/15 SCREEN STREET FRANKSTON VIC 3199	\$665,000	03-Nov-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: 29 January 2024



**3/76 SYCAMORE ROAD
FRANKSTON SOUTH VIC 3199**

3 1 2

Sold Price ^{RS} **\$675,000** Sold Date **20-Dec-23**

Distance **0.51km**



**3/15 SCREEN STREET FRANKSTON
VIC 3199**

3 2 2

Sold Price **\$665,000** Sold Date **03-Nov-23**

Distance **1.13km**

RS = Recent sale **UN** = Undisclosed Sale

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