

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

6/55 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

\$560,000

&

\$616,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$759,500

Property type

Unit

Suburb

Frankston South

Period-from

01 Jul 2023

to

30 Jun 2024

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

2/17 FOOT STREET FRANKSTON VIC 3199	\$587,000	05-Mar-24
9/40-42 WILLIAMS STREET FRANKSTON VIC 3199	\$625,000	25-May-24
6/11 CULCAIRN DRIVE FRANKSTON SOUTH VIC 3199	\$631,000	24-May-24

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: 03 July 2024



**2/17 FOOT STREET FRANKSTON
VIC 3199**

 2  1  1

Sold Price

\$587,000

Sold Date **05-Mar-24**

Distance **1.44km**



**9/40-42 WILLIAMS STREET
FRANKSTON VIC 3199**

 2  1  1

Sold Price

^{RS} **\$625,000**

Sold Date **25-May-24**

Distance **1.99km**



**6/11 CULCAIRN DRIVE FRANKSTON
SOUTH VIC 3199**

 2  2  1

Sold Price

^{RS} **\$631,000**

Sold Date **24-May-24**

Distance **0.48km**

RS = Recent sale

UN = Undisclosed Sale

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