

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

4/11 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

\$720,000

&

\$792,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$748,000

Property type

Unit

Suburb

Frankston South

Period-from

01 Aug 2023

to

31 Jul 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

2/141 KARS STREET FRANKSTON SOUTH VIC 3199	\$762,000	29-May-24
2/11 CULCAIRN DRIVE FRANKSTON SOUTH VIC 3199	\$770,000	12-Mar-24
46 SYCAMORE ROAD FRANKSTON SOUTH VIC 3199	\$790,000	15-Mar-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: 15 August 2024

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**2/141 KARS STREET FRANKSTON
SOUTH VIC 3199**

Sold Price

\$762,000

Sold Date

29-May-24


3



2



2

Distance

1.87km

**2/11 CULCAIRN DRIVE FRANKSTON
SOUTH VIC 3199**

Sold Price

\$770,000

Sold Date

12-Mar-24


3



2



2

Distance

0.03km

**46 SYCAMORE ROAD FRANKSTON
SOUTH VIC 3199**

Sold Price

\$790,000

Sold Date

15-Mar-24


3



2



2

Distance

0.34km
RS = Recent sale

UN = Undisclosed Sale

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