

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

7/49B 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$748,000

Property type

Unit

Suburb

Frankston South

Period-from

01 Sep 2023

to

31 Aug 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

6/55 CULCAIRN DRIVE FRANKSTON SOUTH VIC 3199	\$565,000	20-Aug-24
9 CARNATION COURT FRANKSTON VIC 3199	\$570,000	07-Mar-24
12A WINTON AVENUE FRANKSTON VIC 3199	\$610,000	27-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: 03 September 2024



**6/55 CULCAIRN DRIVE
FRANKSTON SOUTH VIC 3199**

 2  1  -

Sold Price ^{RS} **\$565,000** Sold Date **20-Aug-24**

Distance **0.08km**



**9 CARNATION COURT
FRANKSTON VIC 3199**

 2  2  1

Sold Price **\$570,000** Sold Date **07-Mar-24**

Distance **0.75km**



**12A WINTON AVENUE
FRANKSTON VIC 3199**

 2  1  1

Sold Price **\$610,000** Sold Date **27-Mar-24**

Distance **0.82km**

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

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