

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

\$550,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$736,500

Property type

Unit

Suburb

Frankston South

Period-from

01 Jun 2022

to

31 May 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

4/12 SCREEN STREET FRANKSTON VIC 3199	\$522,500	19-Jan-23
5/7 REID STREET FRANKSTON VIC 3199	\$580,000	03-Mar-23
5 CECIL STREET FRANKSTON VIC 3199	\$510,000	06-Mar-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: 05 June 2023



4/12 SCREEN STREET FRANKSTON VIC 3199 Sold Price **\$522,500** Sold Date **19-Jan-23**

2 1 3

Distance **1.49km**

5/7 REID STREET FRANKSTON VIC 3199 Sold Price **\$580,000** Sold Date **03-Mar-23**

2 1 1

Distance **1.52km**



5 CECIL STREET FRANKSTON VIC 3199 Sold Price **\$510,000** Sold Date **06-Mar-23**

2 1 1

Distance **1.57km**

RS = Recent sale

UN = Undisclosed Sale

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