

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

\$595,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$675,625

Property type

Unit

Suburb

Frankston South

Period-from

01 May 2020

to

30 Apr 2021

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

5/29 Culcairn Drive Frankston South VIC 3199	\$575,000	10-Apr-21
2/9 Baden Powell Drive Frankston South VIC 3199	\$600,000	23-Feb-21

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: 19 May 2021



5/29 Culcairn Drive Frankston South VIC 3199

3 2 2

Sold Price

^{RS}

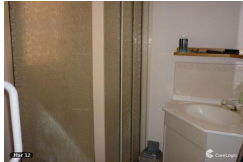
\$575,000

Sold Date

10-Apr-21

Distance

0.11km



2/9 Baden Powell Drive Frankston South VIC 3199

3 2 2

Sold Price

^{RS}

\$600,000

Sold Date

23-Feb-21

Distance

1.88km

RS = Recent sale

UN = Undisclosed Sale

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