# 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

1/31 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	\$740,000	&	\$780,000
Median sale price				
(*Delete house or unit as applicable)				

Median Price	\$655,000	Property type		Unit		Suburb	Frankston South
Period-from	01 Jan 2020	to	31 Dec 2	2020	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 Argyle Street Frankston VIC 3199	\$712,000	27-Oct-20	
2/57 Bayview Road Frankston VIC 3199	\$705,000	28-Aug-20	
1/29 Culcairn Drive Frankston South VIC 3199	\$685,000	27-Jul-20	

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: 01 January 2021



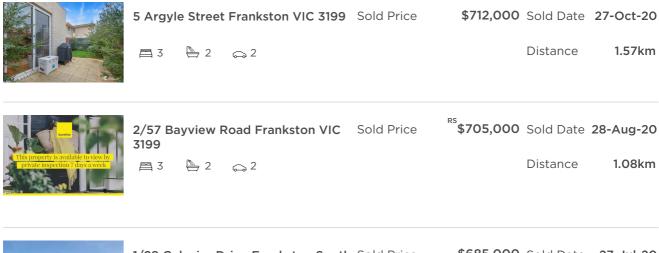
consumer.vic.gov.au



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1/29 Cu VIC 319		rive Fra	nkston South	Sold Price	\$685,000	Sold Date	27-Jul-20
<b>=</b> 3	2 🚔	<b>_</b> 2				Distance	0.02km

#### RS = Recent sale UN = Undisclosed Sale

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