

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

G-01/5 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

\$360,000

&

\$380,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$736,500

Property type

Unit

Suburb

Frankston South

Period-from

01 May 2022

to

30 Apr 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

L1-04/5 CULCAIRN DRIVE FRANKSTON SOUTH VIC 3199	\$370,000	05-Jan-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.

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Ashleigh Alsadie
P (03) 8781 3888
M 0475 057 826
E ashleigh.alsadie@eview.com.au



**L1-04/5 CULCAIRN DRIVE
FRANKSTON SOUTH VIC 3199**

2 1 1

Sold Price **\$370,000** Sold Date **05-Jan-23**

Distance **0km**

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

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