

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

52 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

\$840,000

&

\$920,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,072,500

Property type

House

Suburb

Frankston South

Period-from

01 Jan 2021

to

31 Dec 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

75 Sycamore Road Frankston South VIC 3199	\$857,500	26-Oct-21
30 Culcairn Drive Frankston South VIC 3199	\$950,000	06-Oct-21
35 Sycamore Road Frankston South VIC 3199	\$890,000	19-Oct-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.~~

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75 Sycamore Road Frankston South VIC 3199

Sold Price

\$857,500

Sold Date

26-Oct-21

 3  2  2

Distance

0.15km



30 Culcairn Drive Frankston South VIC 3199

Sold Price

\$950,000

Sold Date

06-Oct-21

 3  3  1

Distance

0.2km



35 Sycamore Road Frankston South VIC 3199

Sold Price

\$890,000

Sold Date

19-Oct-21

 3  1  2

Distance

0.29km

RS = Recent sale

UN = Undisclosed Sale

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