

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

1/47 OVERPORT ROAD 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

\$590,000

&

\$649,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$765,000

Property type

Unit

Suburb

Frankston South

Period-from

01 Aug 2023

to

31 Jul 2024

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

2/21 CULCAIRN DRIVE FRANKSTON SOUTH VIC 3199	\$645,000	12-Feb-24
6/11 CULCAIRN DRIVE FRANKSTON SOUTH VIC 3199	\$631,000	15-May-24

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 August 2024

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**2/21 CULCAIRN DRIVE
FRANKSTON SOUTH VIC 3199** 2  2  1

Sold Price

\$645,000

Sold Date

12-Feb-24

Distance

0.86km**6/11 CULCAIRN DRIVE FRANKSTON
SOUTH VIC 3199** 2  2  1

Sold Price

\$631,000

Sold Date

15-May-24

Distance

0.95km**RS** = Recent sale**UN** = Undisclosed Sale

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