

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

3/35 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

\$680,000

&

\$710,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$810,000

Property type

House

Suburb

Frankston South

Period-from

01 Nov 2018

to

31 Oct 2019

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

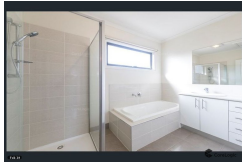
Date of sale

1/55 Culcairn Drive Frankston South VIC 3199	\$642,000	24-Jun-19
2/26 Hamilton Grove Frankston South VIC 3199	\$802,500	04-Nov-19
1/66 Baden Powell Drive Frankston South VIC 3199	\$675,000	16-Sep-19

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: 12 November 2019



1/55 Culcairn Drive Frankston South VIC 3199 Sold Price **\$642,000** Sold Date **24-Jun-19**

3 2 2

Distance **0.25km**



2/26 Hamilton Grove Frankston South VIC 3199 Sold Price ^{RS} **\$802,500** Sold Date **04-Nov-19**

4 2 2

Distance **0.99km**



1/66 Baden Powell Drive Frankston South VIC 3199 Sold Price ^{RS} **\$675,000** Sold Date **16-Sep-19**

3 2 2

Distance **1.96km**

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

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