

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

6/55 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

\$540,000

&

\$594,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$765,000

Property type

Unit

Suburb

Frankston South

Period-from

01 Jul 2023

to

30 Jun 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

6/11 CULCAIRN DRIVE FRANKSTON SOUTH VIC 3199	\$631,000	15-May-24
2/21 CULCAIRN DRIVE FRANKSTON SOUTH VIC 3199	\$645,000	12-Feb-24
8/5 SANDERS ROAD FRANKSTON SOUTH VIC 3199	\$610,000	06-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: 22 July 2024



6/11 CULCAIRN DRIVE FRANKSTON SOUTH VIC 3199

Sold Price **\$631,000** Sold Date **15-May-24**

 2  2  1

Distance **0.48km**



2/21 CULCAIRN DRIVE FRANKSTON SOUTH VIC 3199

Sold Price **\$645,000** Sold Date **12-Feb-24**

 2  2  1

Distance **0.42km**



8/5 SANDERS ROAD FRANKSTON SOUTH VIC 3199

Sold Price **\$610,000** Sold Date **06-May-24**

 3  2  1

Distance **0.69km**

RS = Recent sale

UN = Undisclosed Sale

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