Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address Including suburb and postcode	15 Culcairn Drive Frankston South

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price		$750,000	$780,000

Median sale price

Median price	$871,250	*House	x		Suburb	Frankston South
Period - From	1st Feb 2017	to	12th Feb 2018		Source	realestate.com.au

Comparable property sales

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	10 Sanders Road Frankston South	$750,000	7th Oct 2017
2	18 Helvetia Court Frankston South	$770,000	24th Jan 2018
3	74 Mt Erin Crescent Frankston South	$811,000	15th Nov 2017