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: 1/33 Culcairn Drive FRANKSTON SOUTH VIC 3199

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between: $720,000 & $790,000

Median sale price

Median price: $934,350 Townhouse: x Suburb: Frankston South

Period - From: 1 Oct 2017 to: Current Source: www.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
6/25 Culcairn Drive FRANKSTON SOUTH VIC 3199	$725,000	25 May 2018
2/33 Culcairn Drive FRANKSTON SOUTH VIC 3199	$740,000	18 July 2018
2/13 Baileyana Street FRANKSTON SOUTH VIC 3199	$765,000	16 May 2018

OBrien Real Estate

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