

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

1/17 Potter Street, Black Rock Vic 3193

Indicative selling price

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

Single price

\$1,500,000

Median sale price

Median price

\$1,850,000

Property Type

Townhouse

Suburb

Black Rock

Period - From

25/06/2024

to

24/06/2025

Source

Property Data

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 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	2/18 Wentworth Av SANDRINGHAM 3191	\$1,585,000	31/05/2025
2	65 Grange Rd SANDRINGHAM 3191	\$1,600,000	07/05/2025
3	1/7 Southey St SANDRINGHAM 3191	\$1,427,000	20/02/2025

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 six months.~~

This Statement of Information was prepared on:

25/06/2025 16:02