

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

2-4 Potter Street, Black Rock Vic 3193

Indicative selling price

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

Single price

\$2,900,000

Median sale price

Median price

\$2,337,500

Property Type

House

Suburb

Black Rock

Period - From

24/02/2023

to

23/02/2024

Source

REIV

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	3 Potter St BLACK ROCK 3193	\$3,200,000	17/11/2023
2	242 Beach Rd BLACK ROCK 3193	\$2,950,000	04/12/2023
3	9 Ebdon Av BLACK ROCK 3193	\$2,920,000	28/10/2023

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:

24/02/2024 13:37

2-4 Potter Street, Black Rock Vic 3193

ATRIA
REAL ESTATE

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Indicative Selling Price

\$2,900,000

Median House Price

24/02/2023 - 23/02/2024: \$2,337,500



Property Type: House (Previously Occupied - Detached)

Land Size: 880 sqm approx

Agent Comments

Comparable Properties



3 Potter St BLACK ROCK 3193 (VG)

Agent Comments



Price: \$3,200,000

Method: Sale

Date: 17/11/2023

Property Type: House (Res)

Land Size: 1142 sqm approx



242 Beach Rd BLACK ROCK 3193 (REI)

Agent Comments



Price: \$2,950,000

Method: Private Sale

Date: 04/12/2023

Property Type: House

Land Size: 655 sqm approx



9 Ebdon Av BLACK ROCK 3193 (REI)

Agent Comments



Price: \$2,920,000

Method: Auction Sale

Date: 28/10/2023

Property Type: House (Res)

Land Size: 919 sqm approx

Account - Atria Real Estate



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