

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

10 Potter Street, Black Rock Vic 3193

Indicative selling price

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

Range between \$1,650,000

&

\$1,720,000

Median sale price

Median price \$2,120,000

House

X

Unit

Suburb Black Rock

Period - From 01/04/2017

to

30/06/2017

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	6 Jennings St SANDRINGHAM 3191	\$1,915,000	01/09/2017
2	22 Potter St BLACK ROCK 3193	\$1,702,000	20/05/2017
3	1/67 Bayview Cr BLACK ROCK 3193	\$1,650,000	05/08/2017

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.~~



3 2 2

Rooms:

Property Type: House (Res)

Land Size: 512 sqm approx

Agent Comments

Character filled English country charm only 5 doors to Half Moon Bay, this 3 bedroom, 2 bathroom renovated home is perfectly located in Black Rock's coveted Golden Triangle. Beautiful detail including decorative ceilings, impressive stone kitchen, vogue bathroom & easy to extend out or up.

Indicative Selling Price

\$1,650,000 - \$1,720,000

Median House Price

June quarter 2017: \$2,120,000

Comparable Properties



6 Jennings St SANDRINGHAM 3191 (REI)

Agent Comments

4 2 2

Price: \$1,915,000

Method: Sold Before Auction

Date: 01/09/2017

Rooms: 7

Property Type: House (Res)

Land Size: 560 sqm approx



22 Potter St BLACK ROCK 3193 (REI/VG)

Agent Comments

2 1 1

Price: \$1,702,000

Method: Auction Sale

Date: 20/05/2017

Rooms: 3

Property Type: House (Res)

Land Size: 520 sqm approx



1/67 Bayview Cr BLACK ROCK 3193 (REI)

Agent Comments

3 2 2

Price: \$1,650,000

Method: Auction Sale

Date: 05/08/2017

Rooms: 4

Property Type: Unit

Land Size: 365 sqm approx