

## 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

45 LA ROCHELLE BOULEVARD POINT COOK VIC 3030

### Indicative selling price

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

Single Price

or range  
between

\$1,180,000

&

\$1,250,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$760,000

Property type

House

Suburb

Point Cook

Period-from

01 Feb 2024

to

31 Jan 2025

Source

Corelogic

### 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 6 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

|  |             |           |
|--|-------------|-----------|
| 28 TRISTANIA DRIVE POINT COOK VIC 3030 | \$1,245,000 | 23-Jan-25 |
| 18 BOATHAVEN ROAD POINT COOK VIC 3030  | \$1,155,000 | 22-Nov-24 |
| 11 TENNANT STREET POINT COOK VIC 3030  | \$1,185,000 | 16-Dec-24 |

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 6 months.~~

This Statement of Information was prepared on: 18 February 2025



**28 TRISTANIA DRIVE POINT COOK  
VIC 3030**

 4  2  4

Sold Price

<sup>RS</sup> **\$1,245,000**

Sold Date

**23-Jan-25**

Distance

**1.24km**



**18 BOATHAVEN ROAD POINT  
COOK VIC 3030**

 4  2  2

Sold Price

**\$1,155,000**

Sold Date

**22-Nov-24**

Distance

**1.53km**



**11 TENNANT STREET POINT COOK  
VIC 3030**

 4  2  2

Sold Price

<sup>RS</sup> **\$1,185,000**

Sold Date

**16-Dec-24**

Distance

**2km**

RS = Recent sale

UN = Undisclosed Sale

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