

## 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

28 TRISTANIA DRIVE 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

\$1,195,000

&

\$1,245,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$760,000

Property type

House

Suburb

Point Cook

Period-from

01 Jan 2024

to

31 Dec 2024

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

9 ALAMANDA BOULEVARD POINT COOK VIC 3030	\$1,295,000	04-Sep-24
14 CREMORNE STREET POINT COOK VIC 3030	\$1,200,000	07-Nov-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: 08 January 2025



**9 ALAMANDA BOULEVARD POINT**  
**COOK VIC 3030**

4 2 3

Sold Price

**\$1,295,000**

Sold Date

**04-Sep-24**

Distance

**1.28km**



**14 CREMORNE STREET POINT**  
**COOK VIC 3030**

4 2 2

Sold Price

**\$1,200,000**

Sold Date

**07-Nov-24**

Distance

**1.81km**

RS = Recent sale

UN = Undisclosed Sale

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