

## 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

22 LA CORUNA GARDENS 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

\$840,000

&

\$895,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$770,000

Property type

House

Suburb

Point Cook

Period-from

01 Jun 2024

to

31 May 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

|  |           |           |
|--|-----------|-----------|
| 11 SIENNA PLACE POINT COOK VIC 3030    | \$860,000 | 05-Apr-25 |
| 21 BEACON AVENUE POINT COOK VIC 3030   | \$885,000 | 21-May-25 |
| 14 KELLERMAN DRIVE POINT COOK VIC 3030 | \$880,000 | 28-Jun-25 |

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: 30 June 2025



**11 SIENNA PLACE POINT COOK VIC 3030** Sold Price **\$860,000** Sold Date **05-Apr-25**

4 2 3

Distance **1.03km**



**21 BEACON AVENUE POINT COOK VIC 3030** Sold Price <sup>RS</sup> **\$885,000** Sold Date **21-May-25**

4 2 2

Distance **1.35km**



**14 KELLERMAN DRIVE POINT COOK VIC 3030** Sold Price <sup>RS</sup> **\$880,000** Sold Date **28-Jun-25**

4 2 2

Distance **1.41km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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