Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date Prepared 27/11/26

Property offered for sale

Address
Including suburb and postcode: 16 BEENAK EAST ROAD GEMBROOK VIC 3783

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space m²	Total land size m²
Land	-	-	-	-	1,576m²

Indicative selling price

For the meaning of *indicative selling price*, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

~~Single price~~

or

Range between $475,000 & $520,000

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

For the meaning of *seller's reserve price*, see consumer.vic.gov.au/underquoting. When the estate agent or agent's representative receives the seller's reserve price it must be included in this section.

Seller's reserve price: N/A

Median sale price

Important advice about the median sale price: When this Property Price Statement was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the *Estate Agents Act 1980*.

Comparable property sales

These are the three most comparable properties to the property for sale that were sold **within two kilometres** of the property for sale **in the last six months**.

If there were fewer than three, but one or two, comparable properties, these must be included below.

These properties were used to help determine the estimated selling price.

Comparable property 1

Address	Sale price	Date of sale
20 HAYLOCK AVENUE COCKATOO VIC 3781	$330,000	23-Nov-23

Key Features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space m²	Total land size m²
HOUSE	3	-	-	115m²	979m²

Comparable property 2

Address	Sale price	Date of sale
141 WOORI YALLOCK ROAD COCKATOO VIC 3781	$375,000	25-Feb-23

Key Features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space m²	Total land size m²
LAND	-	-	-	-	1,275m²

Comparable property 3

Address	Sale price	Date of sale
22 STATION AVENUE EMERALD VIC 3782	$375,000	09-Apr-20

Key Features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space m²	Total land size m²
LAND	-	-	-	-	1,156m²

Reason there are fewer than three comparable properties

☐ ~~**I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.**~~

~~Explain the reason the agent or agent's representative believes that fewer than three comparable properties:~~

N/A

Sale Outcome

The sale price of the property must be included in this section within seven days after the unconditional sale of the property unless an application for an exemption is pending or an exemption has been granted.

Sale Price	$_____
Unconditional sale date	_____/_____/_____

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20 HAYLOCK AVENUE COCKATOO VIC 3781 Sold Price **$330,000** Sold Date **23-Nov-23**

HOUSE

3 - - 979m² 115m² Distance **4.99km**



141 WOORI YALLOCK ROAD COCKATOO VIC 3781 Sold Price **$375,000** Sold Date **25-Feb-23**

LAND

- - - 1,275m² - Distance **6.01km**



22 STATION AVENUE EMERALD VIC 3782 Sold Price Sold Date **09-Apr-20**

LAND

- - - 1,156m² - Distance **9.01km**



2A MEYER STREET COCKATOO VIC 3781 Sold Price **$360,000** Sold Date **07-Jul-18**

HOUSE

4 2 - 2,000m² 247m² Distance **5.6km**

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

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30 KINGS ROAD EMERALD VIC 3782 Sold Price **$1,500,000** Sold Date **23-Aug-26**

HOUSE

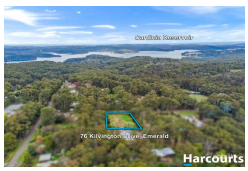
3 | 2 | 3 | 976m² | 180m² Distance **10km**



73A KILVINGTON DRIVE EMERALD VIC 3782 Sold Price **$460,000** Sold Date **07-Jul-25**

LAND

- | - | - | 996m² | - Distance **10.08km**



76 KILVINGTON DRIVE EMERALD VIC 3782 Sold Price **$602,000** Sold Date **15-Nov-23**

LAND

- | - | - | 1,852m² | 260m² Distance **10.17km**



3 CROSS STREET EMERALD VIC 3782 Sold Price **$540,000** Sold Date **05-May-26**

LAND

- | - | - | 1,208m² | - Distance **11.52km**

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

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7 GEMBROOK-LAUNCHING PLACE ROAD GEMBROOK VIC 3783
HOUSE
5 | 3 | 2 | 1,556m² | 272m²

Sold Price RS $1,290,000 Sold Date 31-Aug-26
Distance 0.19km



1 INNES ROAD GEMBROOK VIC 3783
HOUSE
4 | 2 | - | 1,580m² | 287m²

Sold Price $395,000 Sold Date 12-Oct-19
Distance 0.17km



55 BELGRAVE-GEMBROOK ROAD COCKATOO VIC 3781
HOUSE
2 | - | - | 1,097m² | 175m²

Sold Price $361,650 Sold Date 18-Feb-22
Distance 5.22km

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