



# COMPARATIVE MARKET ANALYSIS

7/39 MARLEY STREET, SALE, VIC-3850  
PREPARED BY HEART PROPERTY, 201 YORK STREET SALE



Judith Anne & John William Sturgeon  
7/39 Marley Street  
Sale, VIC, 3850

Dear

RE: Property Appraisal

Thank you for your invitation to appraise your property and provide you with an appraisal as to what your property may be worth in today's market.

We have based this appraisal on current market conditions as well our extensive knowledge of the property market in the local area.

Should you have any questions relating to the information contained with this document please feel free to contact me on the details below.

Thank you again for the opportunity to access your property and for considering the services of our office. I look forward to working with you soon.

Kind Regards

Heart Property  
201 York Street Sale  
Email: [david@heartproperty.com.au](mailto:david@heartproperty.com.au)  
Phone: 03 5144 2266

## Nearby Comparable For Sale Properties

There are 3 properties selected within the radius of 5000.0m from the focus property. The lowest for sale price is \$110,000 and the highest for sale price is \$130,000 with a median sale price of \$110,400. Days listed ranges from 154 to 343 days with the average currently at 248 days for these selected properties.

### 1/10 ROLLAND ST, SALE 3850

Distance from Property: 1.5km

 1  1  1



Property Type: Unit  
Area: 60 m<sup>2</sup>  
RPD: 1//PS543453

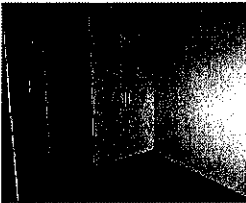
Features:

Current List Price: **\$115,000 - \$125,000**  
First List Price: \$130,000 - \$140,000  
Date Listed:                      Days Listed: **1000+ Days**  
Listed Price Change: **-11.5%**

### 24/291-293 YORK ST, SALE 3850

Distance from Property: 711m

 2  1  1



Property Type: Unit  
Area:  
RPD: 24//RP869

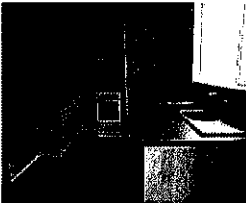
Features:

Current List Price: **\$110,000 - \$120,000**  
First List Price: \$110,000 - \$120,000  
Date Listed: 05/07/2019      Days Listed: **154 Days**  
Listed Price Change:

### 1/291 YORK ST, SALE 3850

Distance from Property: 711m

 2  1  1



Property Type: Unit  
Area: 3,711 m<sup>2</sup>  
RPD: 1//RP869




Features:

Current List Price: **\$130,000 \$130,000**  
First List Price: \$130,000  
Date Listed: 27/12/2018      Days Listed: **343 Days**  
Listed Price Change:

## Nearby Comparable Sold Properties

There are 3 sold properties selected within the radius of 5000.0m from the focus property. The lowest sale price is \$117,000 and the highest sale price is \$120,000 with a median sale price of \$120,000. Days listed ranges from 70 to 188 days with the average currently at 129 days for these selected properties.

### 4/391 YORK ST, SALE, VIC 3850

Distance from Property: 1.3km  1  1  1



Property Type: Unit  
Area: 92 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$1,301  
RPD: 4//RP14922

Features:

Sale Price: **\$120,000 (Agents Advice - Sale)**  
Sale Date: 10/10/2019 Days to Sell: **188 Days**  
Last Price: \$129,000 Chg %: **-3.1%**  
First Price: \$130,000 - \$140,000 Chg %: **-7.7%**

### 4/39 MARLEY ST, SALE, VIC 3850

Distance from Property: 14m  1  1  1





Property Type: Unit  
Area: 99 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$1,217  
RPD: 4, 17, 18//SP27378

Features:

Sale Price: **\$120,000 (Agents Advice - Sale)**  
Sale Date: 18/06/2019 Days to Sell: **70 Days**  
Last Price: \$129,500 Chg %:  
First Price: \$129,500 Chg %:

### 4/10 ROLLAND ST, SALE, VIC 3850

Distance from Property: 1.5km  2  1  1



Property Type: Unit  
Area: 74 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$1,589  
RPD: 4//PS543453

Features:

Sale Price: **\$117,000 (Normal Sale)**  
Sale Date: 09/07/2019 Days to Sell: **N/A**  
Last Price: Chg %:  
First Price: Chg %:

**7/39 MARLEY STREET, SALE, VIC 3850**



### **Appraisal Price**

This market analysis has been prepared on 05/12/2019 and all information given has been based on a current market analysis for the property listed above. Based on this, we believe this property to be estimated in the following range:

**\$113,000 to \$124,000**

### **Contact your agent for further information:**

Name: Heart Property  
Mobile: 0409 442 532  
Office: Heart Property  
Office Phone: 03 5144 2266  
Email: [david@heartproperty.com.au](mailto:david@heartproperty.com.au)

