

COMPARATIVE MARKET ANALYSIS

33 MAIN STREET, GORDON, VIC 3345

PREPARED BY MCGRATH BALLARAT, 805 STURT STREET BALLARAT CENTRAL

33 MAIN STREET, GORDON, VIC 3345



Owner Details

Owner Name(s): THE PROPRIETORS

Owner Address: N/A

Phone(s):

Owner Type: Rental

Property Details

Property Type: House - N/A

RPD: 6/7/PP5337 (11861578)

Land Use: DETACHED DWELLING

Zoning

Council: MOORABOOL SHIRE

Features:

 3  1  1

Area: 1,782 m²

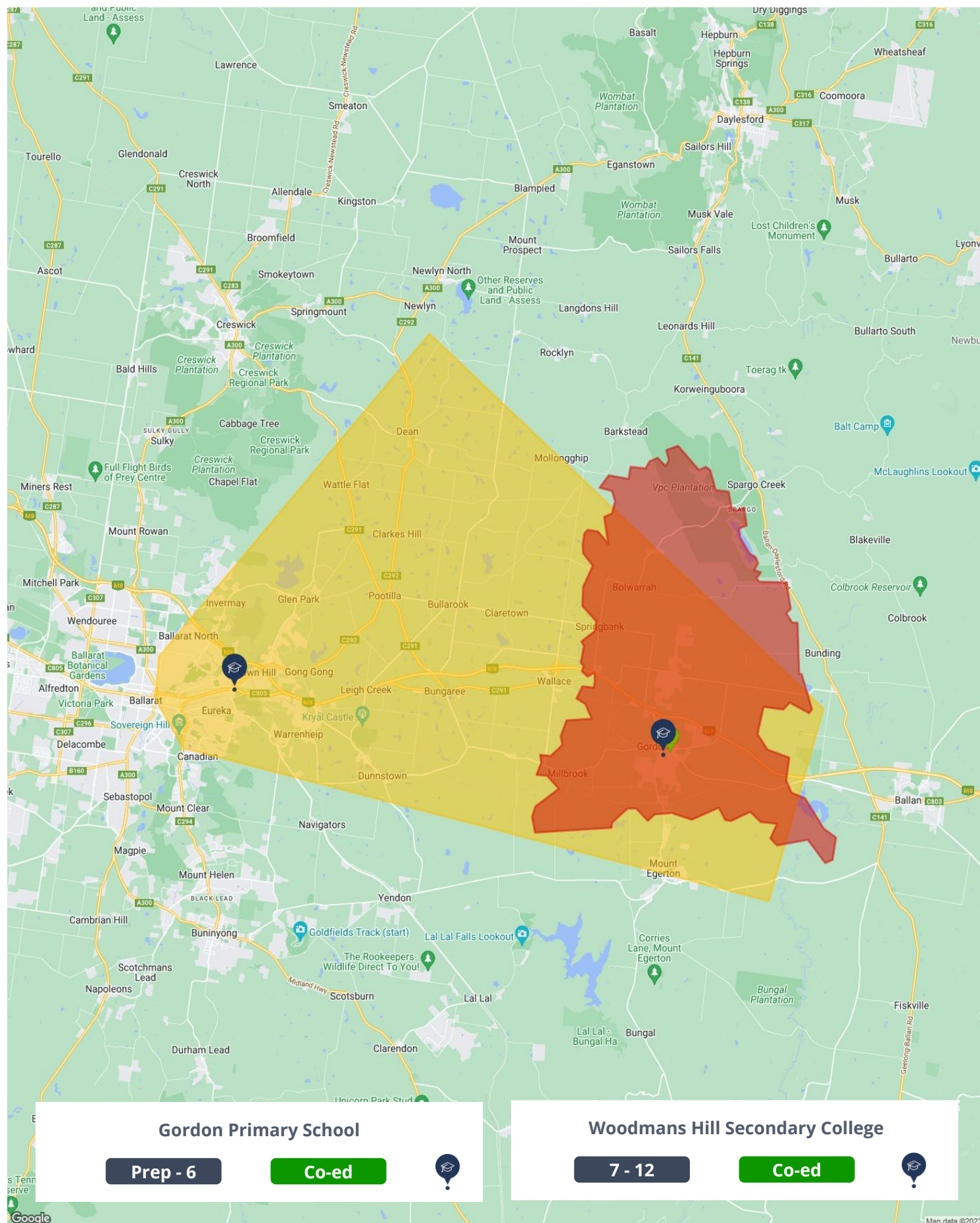
Area \$/m²: \$224

Water/Sewerage:

Property ID: 27288088 /

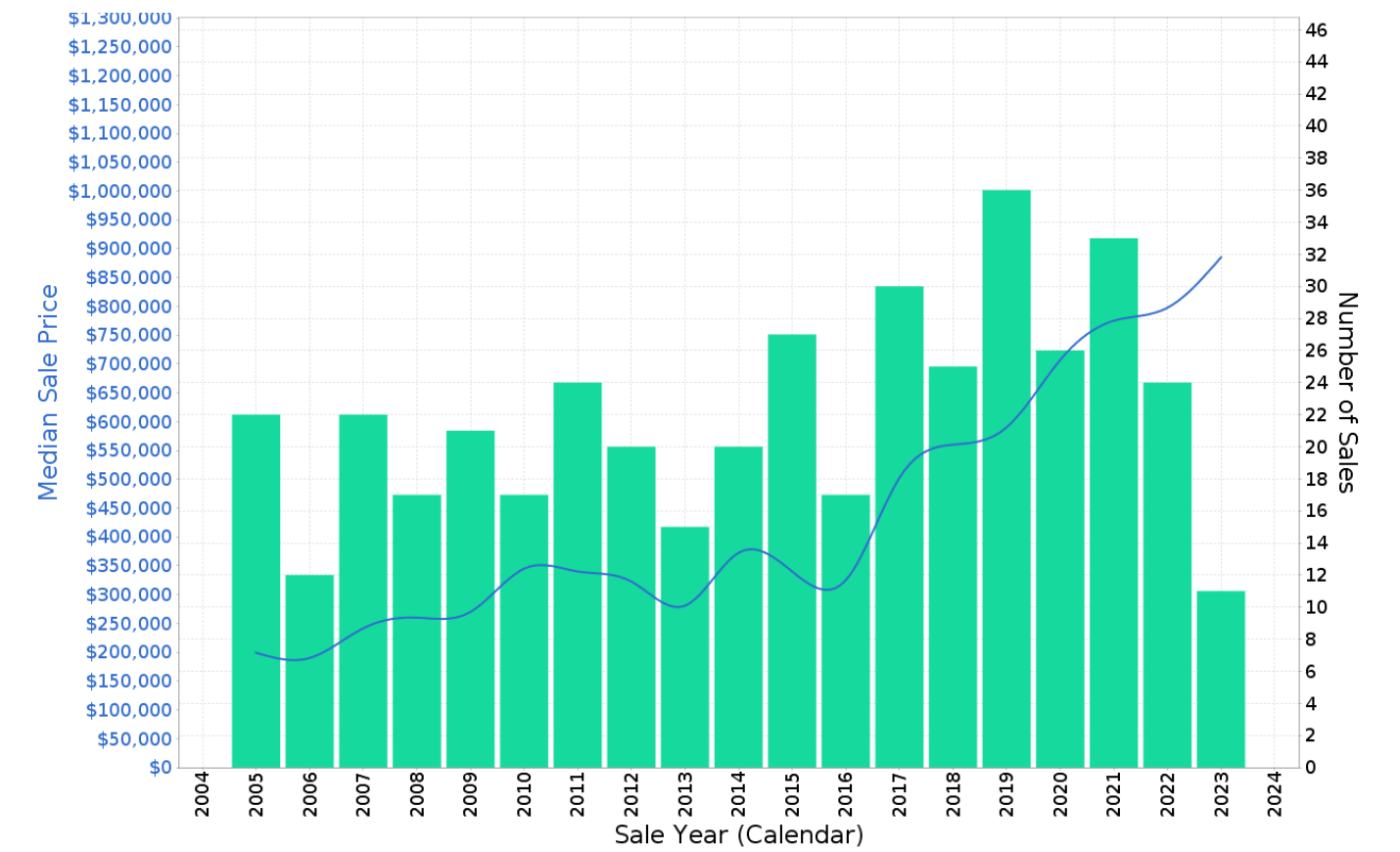
UBD Ref:

School Catchment Areas

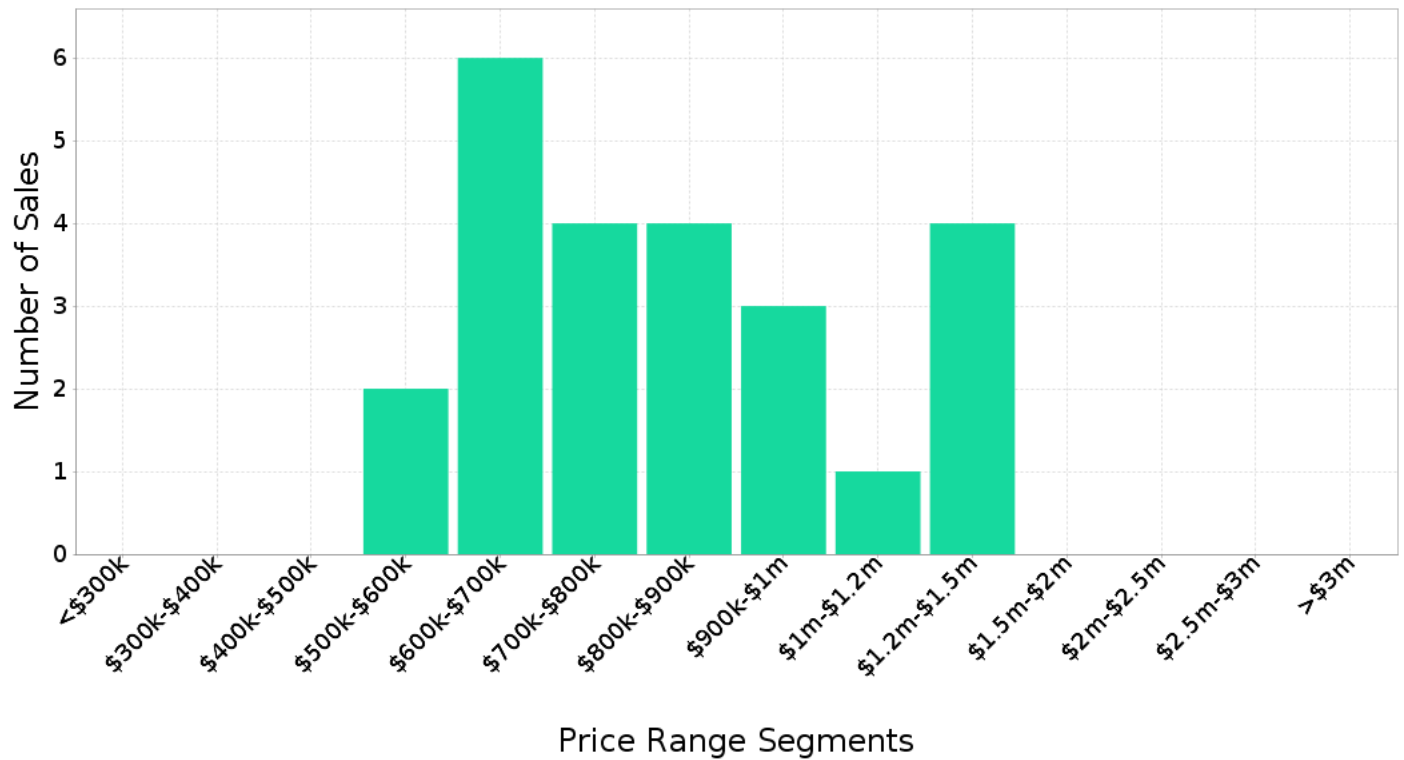


Sales & Growth Chart (House)

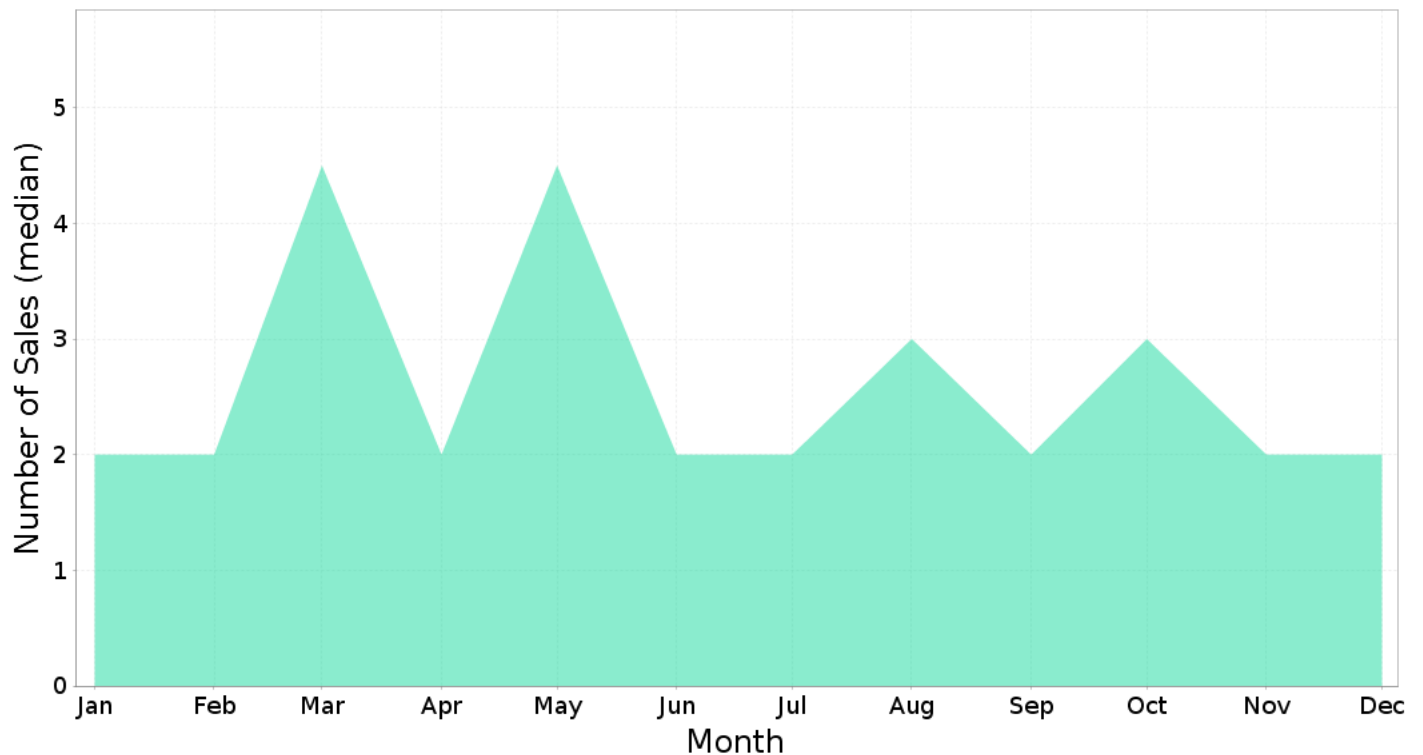
Year	No. of Sales	Average	Median	Growth	Low	High
2005	22	\$ 212,936	\$ 199,000		\$ 64,000	\$ 375,000
2006	12	\$ 222,667	\$ 190,000	-4.5 %	\$ 105,000	\$ 400,000
2007	22	\$ 253,545	\$ 241,500	27.1 %	\$ 80,000	\$ 410,000
2008	17	\$ 247,471	\$ 260,000	7.7 %	\$ 115,000	\$ 365,000
2009	21	\$ 275,214	\$ 270,000	3.8 %	\$ 87,000	\$ 620,000
2010	17	\$ 356,119	\$ 345,000	27.8 %	\$ 82,500	\$ 730,000
2011	24	\$ 342,458	\$ 340,000	-1.4 %	\$ 127,000	\$ 522,000
2012	20	\$ 338,625	\$ 322,500	-5.1 %	\$ 150,000	\$ 610,000
2013	15	\$ 326,400	\$ 280,500	-13.0 %	\$ 213,500	\$ 490,000
2014	20	\$ 363,550	\$ 372,500	32.8 %	\$ 125,000	\$ 540,000
2015	27	\$ 370,339	\$ 340,000	-8.7 %	\$ 100,000	\$ 750,000
2016	17	\$ 379,441	\$ 325,000	-4.4 %	\$ 120,000	\$ 745,000
2017	30	\$ 504,067	\$ 502,500	54.6 %	\$ 140,000	\$ 850,000
2018	25	\$ 569,869	\$ 560,000	11.4 %	\$ 110,000	\$ 830,000
2019	36	\$ 599,014	\$ 590,000	5.4 %	\$ 200,000	\$ 1,575,000
2020	26	\$ 720,712	\$ 707,000	19.8 %	\$ 350,000	\$ 1,138,000
2021	33	\$ 727,955	\$ 775,000	9.6 %	\$ 295,000	\$ 1,100,000
2022	24	\$ 852,956	\$ 797,500	2.9 %	\$ 540,000	\$ 1,375,000
2023	11	\$ 848,227	\$ 885,000	11.0 %	\$ 516,500	\$ 1,410,000



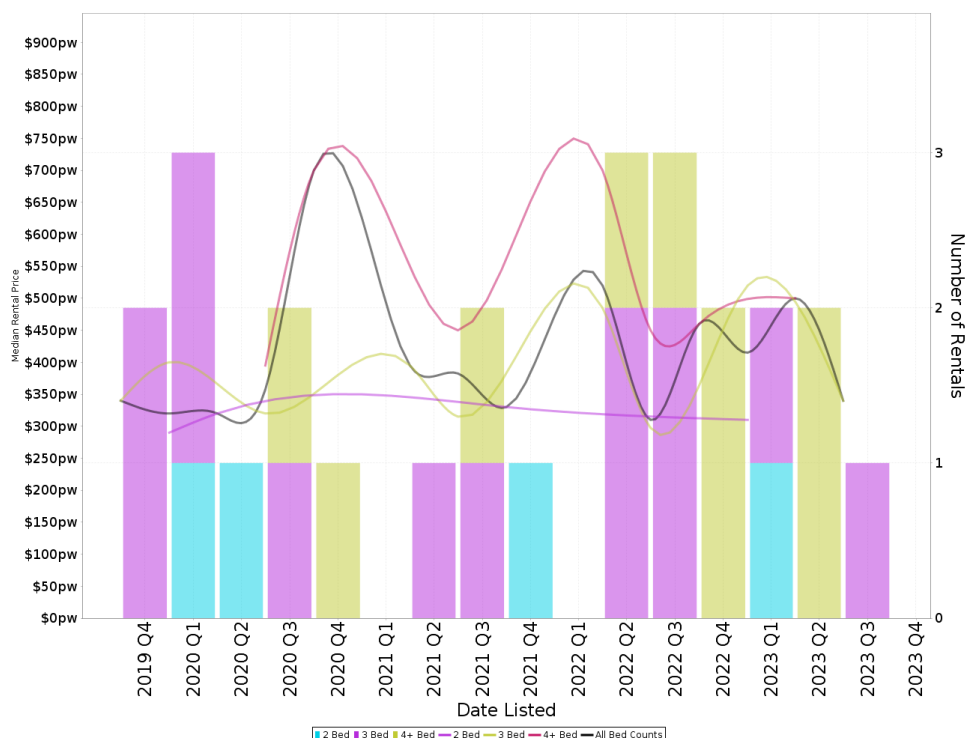
Price Segmentation



Peak Selling Periods



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+11.0%

Current Median Price: \$866,000

Previous Median Price: \$780,000

Based on 41 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

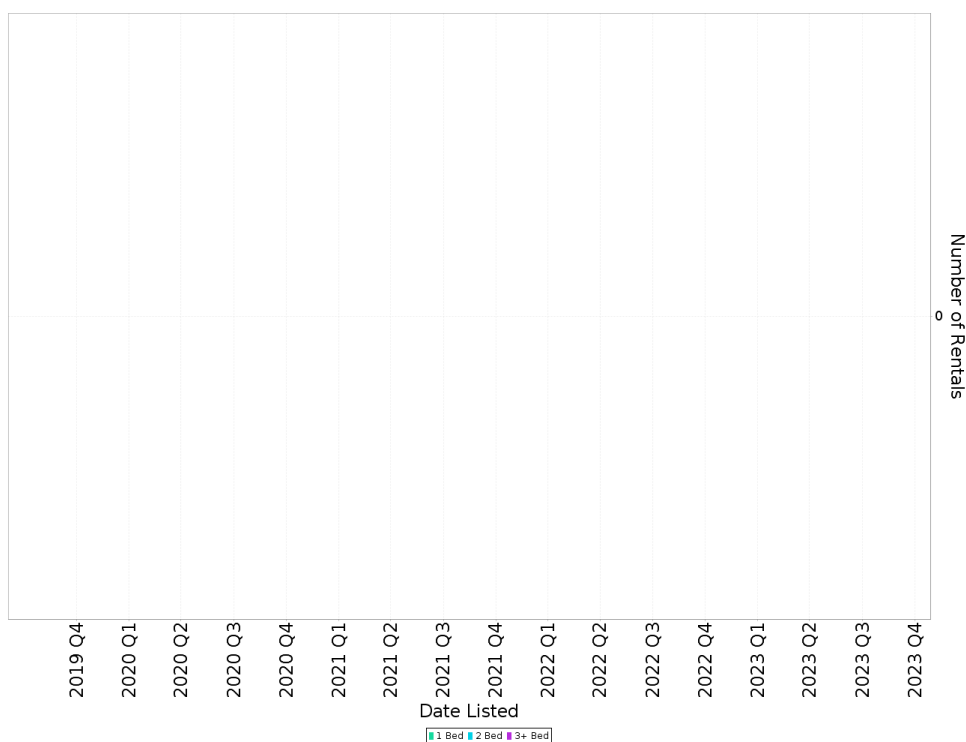
+2.7%

Current Median Price: \$866,000

Current Median Rent: \$450

Based on 7 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



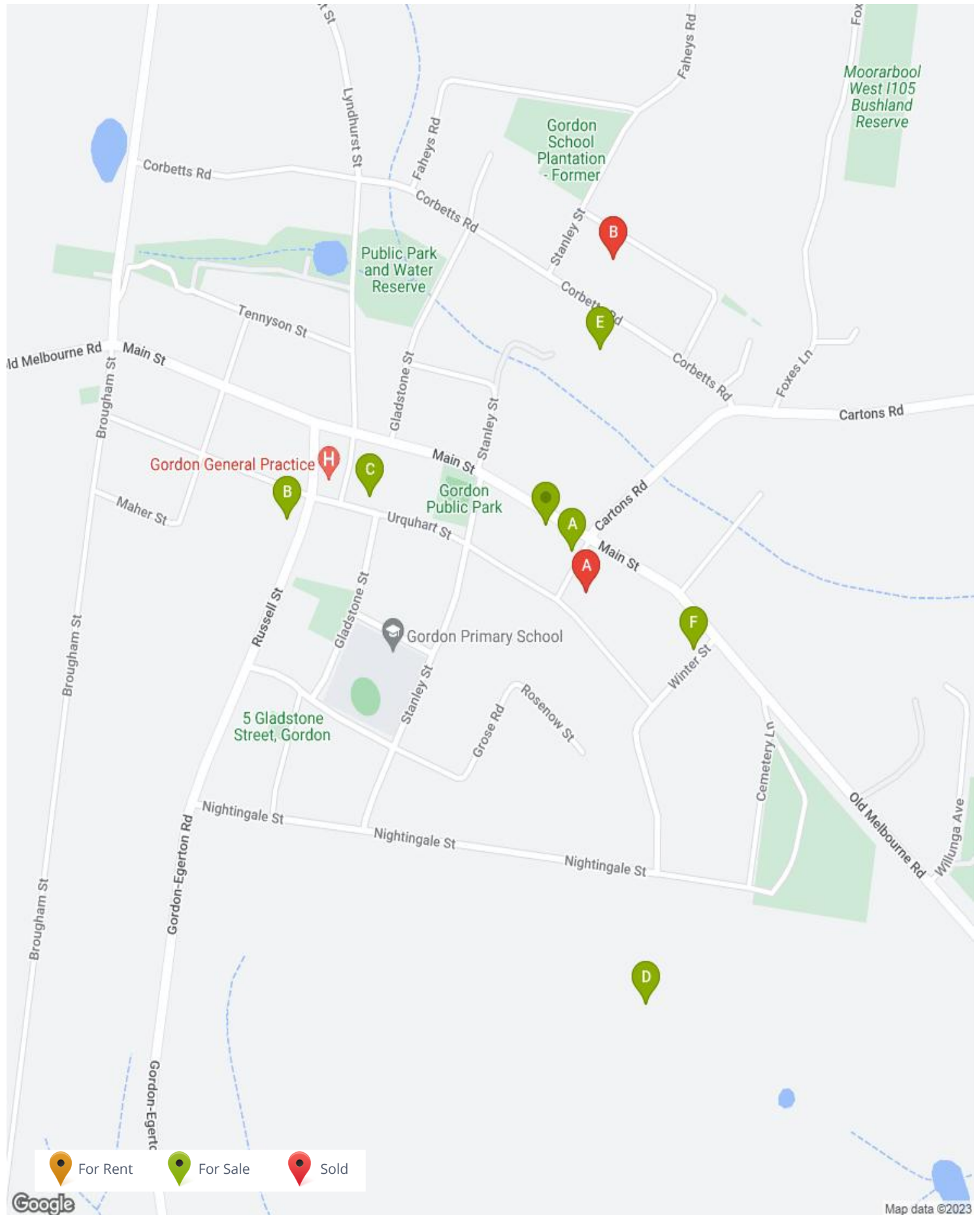
Suburb Sale Price Growth

N/A

Suburb Rental Yield

N/A

Comparable Properties Map



Nearby Comparable For Sale Properties

There are 7 properties selected within the radius of 500.0m from the focus property. The lowest for sale price is \$499,000 and the highest for sale price is \$950,000 with a median sale price of \$749,000. Days listed ranges from 15 to 260 days with the average currently at 82 days for these selected properties.

27 MAIN ST, GORDON 3345

Distance from Property: 62m  3  2  2



Property Type: House
Area: 877 m²
RPD: 2//PS700454

Current List Price: **\$835,000 - \$855,000**
First List Price: \$865,000 - \$895,000
Date Listed: 06/09/2023 Days Listed: 50 Days
Listed Price Change: **-3.5%**

Features: DECK, IMPROVEMENTS: FLOORBOARDS



35 RUSSELL ST, GORDON 3345

Distance from Property: 448m  3  1  2



Property Type: House
Area: 964 m²
RPD: 16A/5/PP5337

Current List Price: **\$545,000 - \$585,000**
First List Price: \$580,000 - \$620,000
Date Listed: 30/08/2023 Days Listed: 56 Days
Listed Price Change: **-6.0%**

Features:



50 URQUHART ST, GORDON 3345

Distance from Property: 309m  3  2  1



Property Type: House
Area: 555 m²
RPD: 1//TP858129

Current List Price: **\$549,990 - \$579,990**
First List Price: \$569,000 - \$599,000
Date Listed: 30/08/2023 Days Listed: 56 Days
Listed Price Change: **-3.3%**

Features:



5 HOPWOOD ST, GORDON 3345

 3  2  2



Property Type: House
Area: 1,452 m²
RPD:

Current List Price: **\$749,000 - \$799,000**
First List Price: \$749,000 - \$799,000
Date Listed: 10/07/2023 Days Listed: 107 Days
Listed Price Change:

Features:

15 NIGHTINGALE ST, GORDON 3345

Distance from Property: 784m  4  2  2



Property Type: House
Area: 4.33 ha
RPD: 1//LP115444

Current List Price: **\$980,000 - \$1050,000 (Under**
First List Price: \$980,000 - \$1050,000
Date Listed: 25/09/2023 Days Listed: 31 Days
Listed Price Change:

Features:



21 CORBETTS RD, GORDON 3345

Distance from Property: 294m



4



2



2



Property Type: House
Area: 4,792 m²
RPD: 2/17/PP5337

Features:

Current List Price: **\$925,000 - \$940,000**

First List Price: \$940,000

Date Listed: 08/02/2023

Days Listed: 260 Days

Listed Price Change: **-1.6%**

E

21 WINTER ST, GORDON 3345

Distance from Property: 324m



2



1



1



Property Type: House
Area: 801 m²
RPD: 1//PS841011

Features:

Current List Price: **\$499,000 - \$548,000**

First List Price: \$499,000 - \$548,000

Date Listed: 10/10/2023

Days Listed: 15 Days

Listed Price Change:

F

Nearby Comparable Sold Properties

There are 3 sold properties selected within the suburb of GORDON. The lowest sale price is \$540,000 and the highest sale price is \$620,000 with a median sale price of \$550,000. Days listed ranges from 203 to 203 days with the average currently at 203 days for these selected properties.

18 URQUHART ST, GORDON, VIC 3345

Distance from Property: 129m  4  1  2



Property Type: House
Area: 2,000 m²
Area \$/m²: \$275
RPD: 14/25/PP5337; 14/25/PP2867

Sale Price: **\$550,000 (Normal Sale)**
Sale Date: 14/06/2023 Days to Sell: **203 Days**
Last Price: \$559,000 - \$589,000 Chg %: **-1.6%**
First Price: \$639,000 - \$659,000 Chg %: **-13.9%**

Features:



4 O'DONNELL ST, GORDON, VIC 3345

Distance from Property: 438m  2  1  1



Property Type: House
Area: 3,000 m²
Area \$/m²: \$207
RPD: 3//LP220284

Sale Price: **\$620,000 (Normal Sale)**
Sale Date: 30/03/2023 Days to Sell:
Last Price: Chg %:
First Price: Chg %:

Features: DECK



37 RUSSELL ST, GORDON, VIC 3345

Distance from Property: 521m  2  -  -



Photo not available

Property Type: House
Area: 976 m²
Area \$/m²: \$553
RPD: 16/5/PP2867

Sale Price: **\$540,000 (Normal Sale)**
Sale Date: 07/11/2022 Days to Sell:
Last Price: Chg %:
First Price: Chg %:

Features: