

# COMPARATIVE MARKET ANALYSIS

10 RETREAT WAY, WEIR VIEWS, VIC 3338

PREPARED BY ANTONY VARGHESE , AGENCY HQ MELBOURNE WEST

# 10 RETREAT WAY, WEIR VIEWS, VIC 3338



## Owner Details

Owner Name(s): THE PROPRIETORS

Owner Address: N/A

Phone(s):

Owner Type: Rental

## Property Details

Property Type: House - N/A

RPD: 826//PS817197 (12434386)

Land Use: VACANT RESIDENTIAL DWELLING SITE/SURVEYED LOT

Zoning

Council: MELTON CITY

Features: Improvements: Dishwasher, Courtyard

4 2 2

Area: 350 m²

Area \$/m2: \$874

Water/Sewerage:

Property ID: 1515340943 /

UBD Ref: UBD Ref: 184 P17

## Sales History

Sale Amount: Sale Date: Vendor:

\$ 306,000 13/10/2021 THE PROPRIETORS

Area:

350 m²

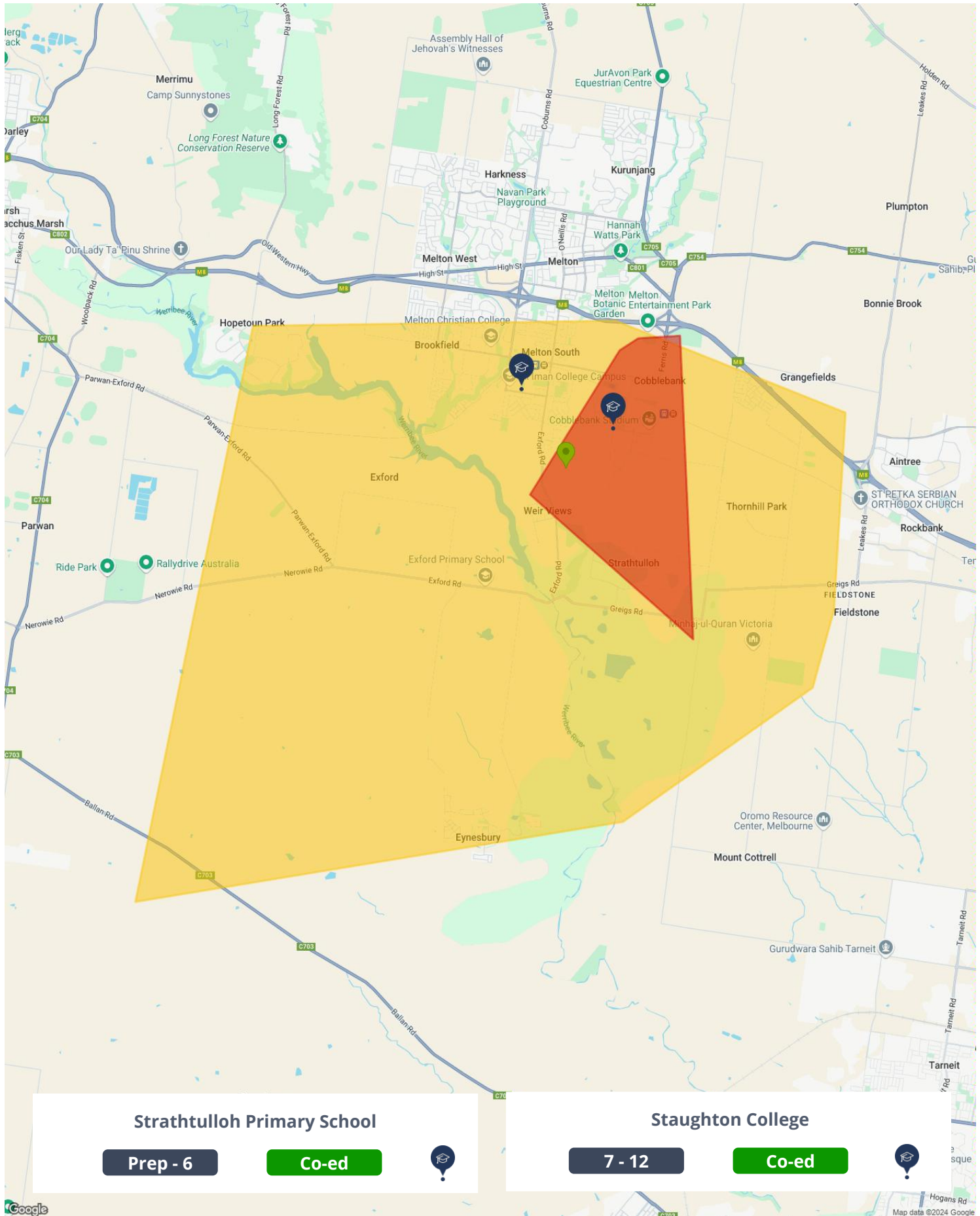
Sale Type:

Normal Sale

Related:

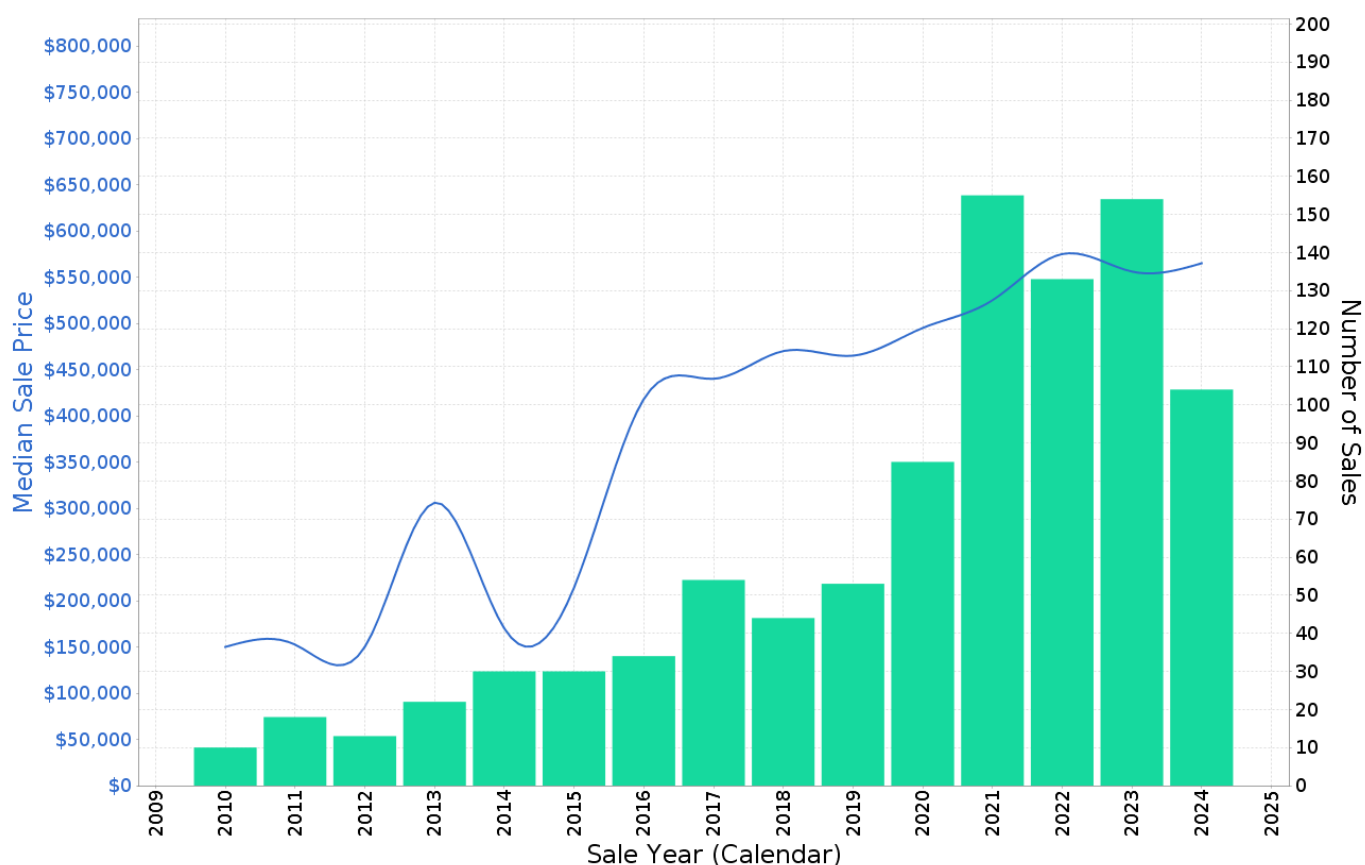
No

# School Catchment Areas

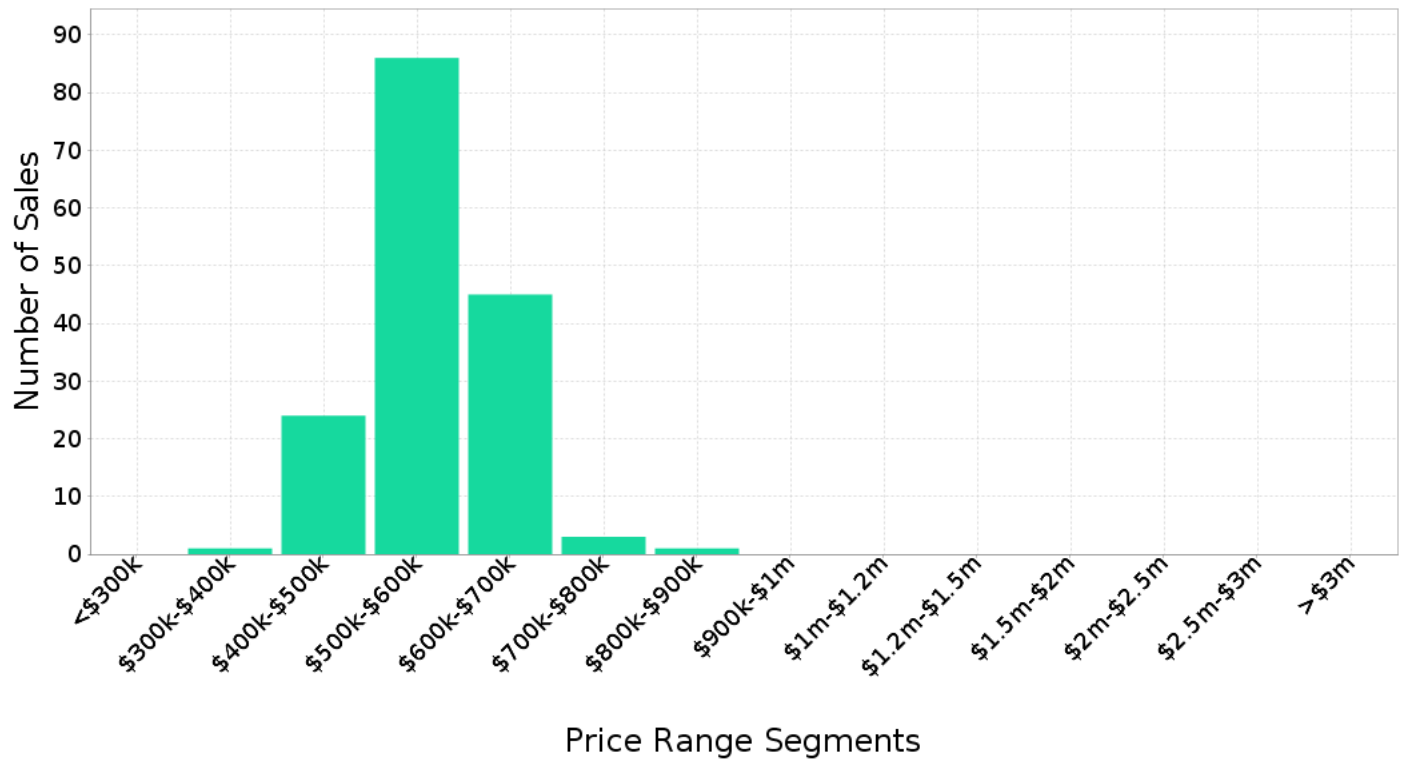


## Sales & Growth Chart (House)

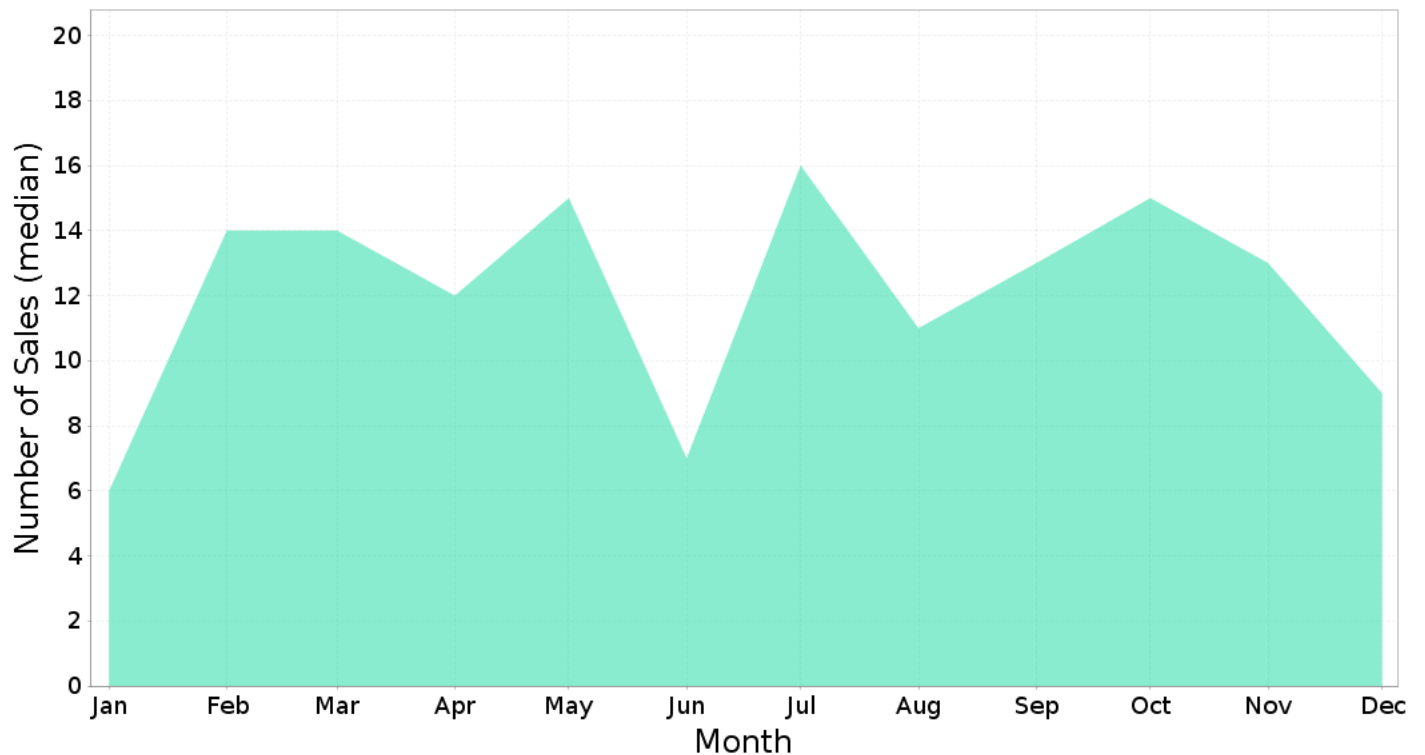
Year	No. of Sales	Average	Median	Growth	Low	High
2010	10	\$ 140,100	\$ 150,000		\$ 117,000	\$ 150,000
2011	18	\$ 163,722	\$ 152,500	1.7 %	\$ 145,000	\$ 205,000
2012	13	\$ 217,231	\$ 150,000	-1.6 %	\$ 117,000	\$ 420,000
2013	22	\$ 286,000	\$ 306,000	104.0 %	\$ 125,000	\$ 455,000
2014	30	\$ 228,833	\$ 170,001	-44.4 %	\$ 141,000	\$ 425,000
2015	30	\$ 269,667	\$ 214,000	25.9 %	\$ 115,000	\$ 510,000
2016	34	\$ 402,603	\$ 418,000	95.3 %	\$ 273,000	\$ 501,500
2017	54	\$ 441,815	\$ 440,000	5.3 %	\$ 250,000	\$ 570,000
2018	44	\$ 470,420	\$ 470,000	6.8 %	\$ 231,000	\$ 680,000
2019	53	\$ 462,987	\$ 465,000	-1.1 %	\$ 199,000	\$ 593,000
2020	85	\$ 510,601	\$ 495,000	6.5 %	\$ 210,000	\$ 2,336,588
2021	155	\$ 531,828	\$ 525,000	6.1 %	\$ 310,000	\$ 765,000
2022	133	\$ 566,933	\$ 575,000	9.5 %	\$ 340,000	\$ 780,000
2023	154	\$ 567,220	\$ 556,000	-3.3 %	\$ 320,000	\$ 810,000
2024	104	\$ 568,368	\$ 565,000	1.6 %	\$ 450,000	\$ 800,000



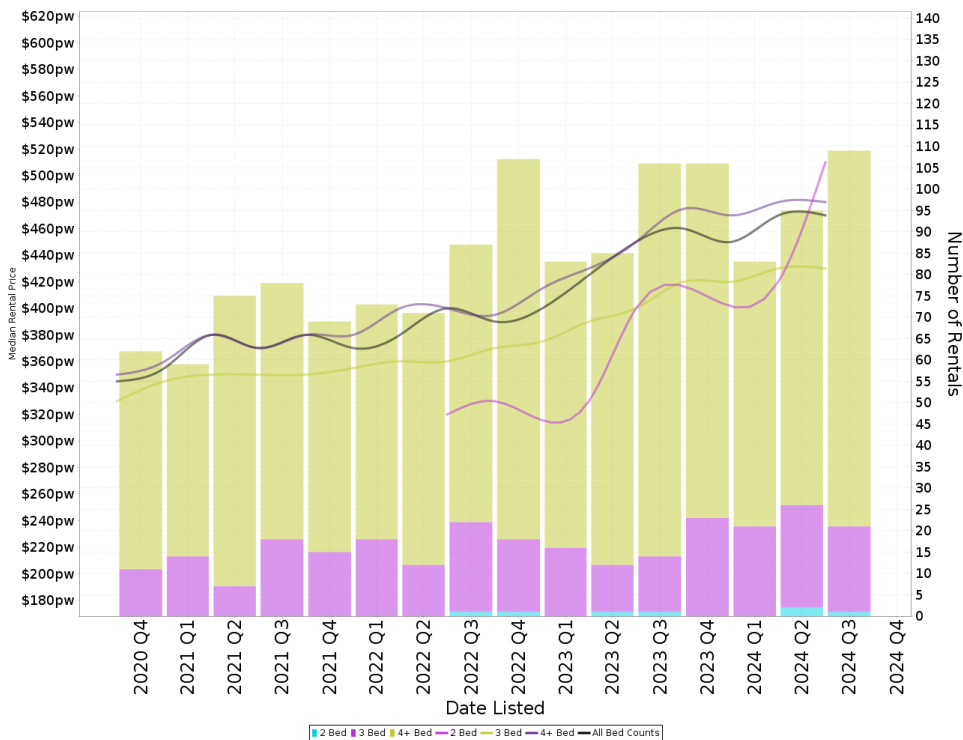
## Price Segmentation



## Peak Selling Periods



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**+0.9%**

Current Median Price: \$565,000  
Previous Median Price: \$560,000

Based on 286 registered House sales compared over the last two rolling 12 month periods.

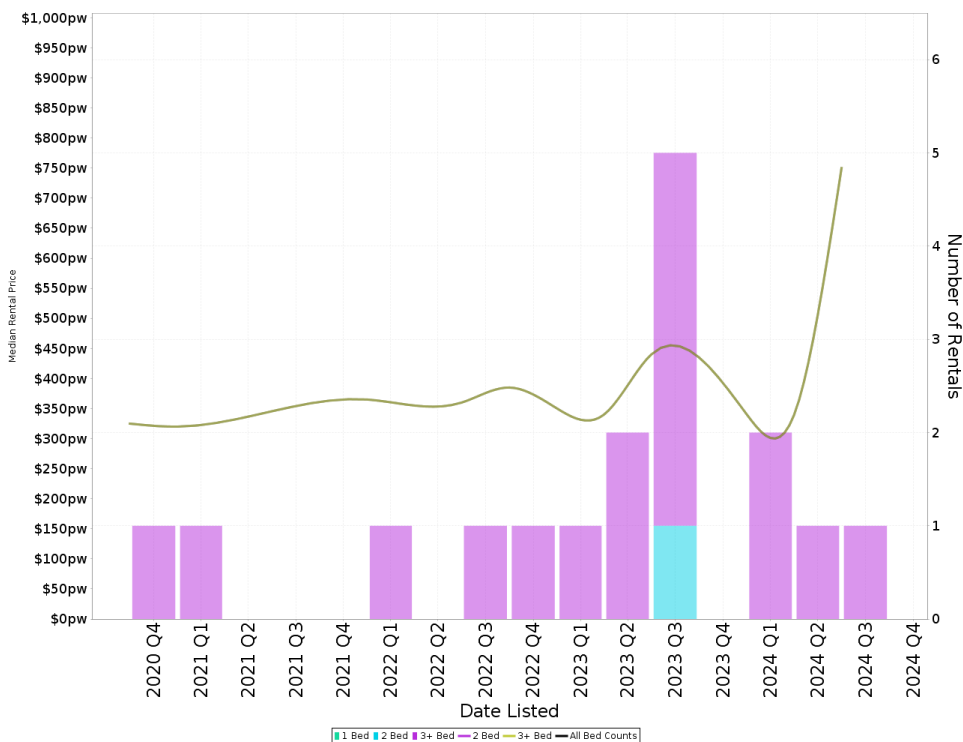
### Suburb Rental Yield

**+4.2%**

Current Median Price: \$565,000  
Current Median Rent: \$460

Based on 393 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

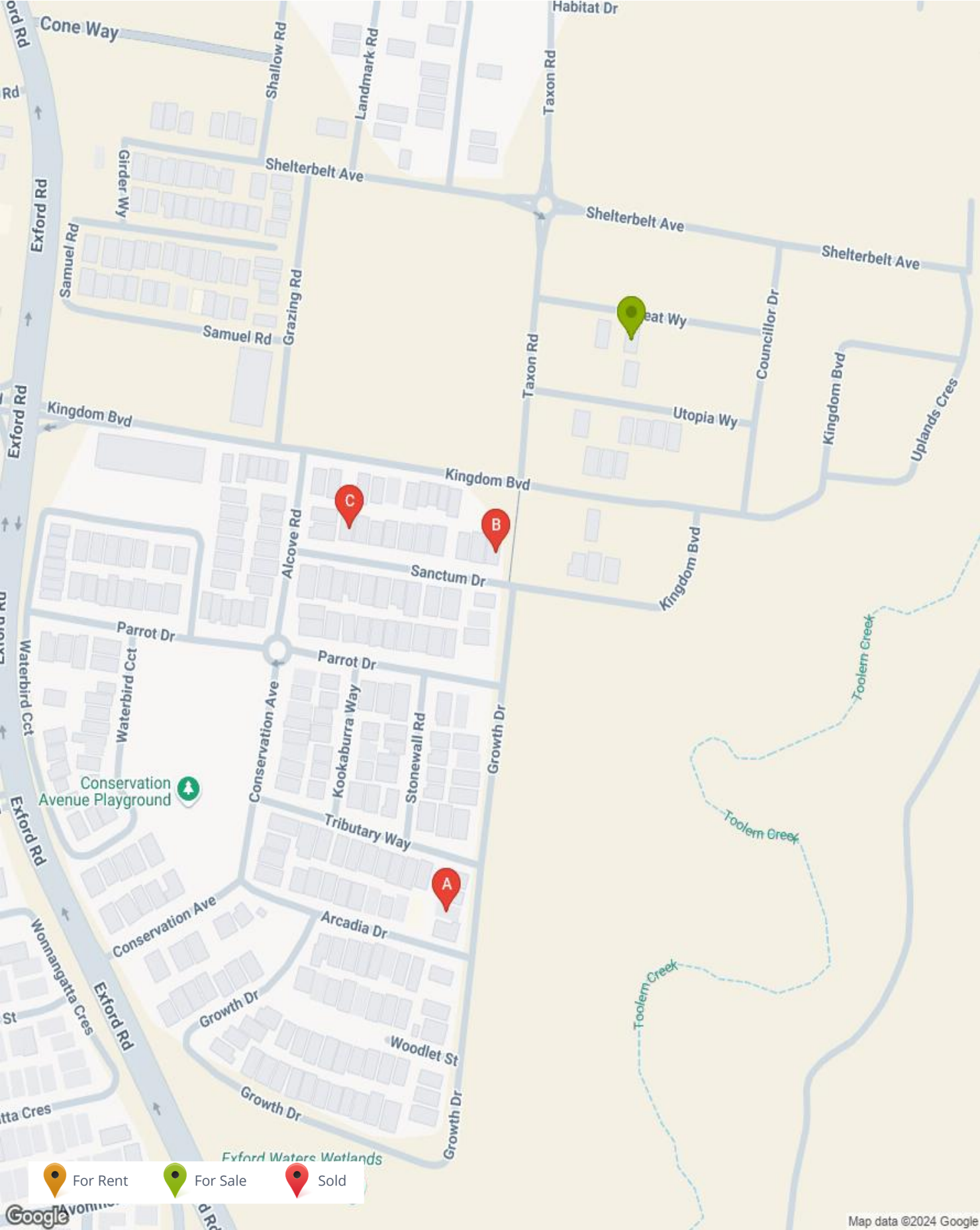
N/A

### Suburb Rental Yield

N/A



# Comparable Properties Map



## Nearby Comparable Sold Properties

There are 3 sold properties selected within the radius of 1000.0m from the focus property. The lowest sale price is \$600,000 and the highest sale price is \$633,000 with a median sale price of \$630,000. Days listed ranges from 24 to 45 days with the average currently at 35 days for these selected properties.

### 53 GROWTH DR, WEIR VIEWS, VIC 3338

UBD Ref: Melbourne - 184 P18  
Distance from Property: 476m



4



2



2



Property Type: House  
Area: 408 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$1,551  
RPD: 518//PS822759

Features: BUILD YR: 2022

Sale Price: **\$633,000 (Normal Sale)**

Sale Date: 03/06/2024 Days to Sell: **N/A**

Last Price: Chg %:

First Price: Chg %:



### 23 SANCTUM DR, WEIR VIEWS, VIC 3338

UBD Ref: Melbourne - 184 P17  
Distance from Property: 202m



4



2



2



Property Type: House  
Area: 415 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$1,518  
RPD: 683//PS822753

Features: BUILD YR: 2021

Sale Price: **\$630,000 (Normal Sale)**

Sale Date: 30/03/2024 Days to Sell: **45 Days**

Last Price: \$619,000 - \$659,000 Chg %:

First Price: \$659,000 - \$679,000 Chg %: **-3.1%**



### 3 SANCTUM DR, WEIR VIEWS, VIC 3338

UBD Ref: Melbourne - 184 P17  
Distance from Property: 283m



4



2



2



Property Type: House  
Area: 375 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$1,600  
RPD: 640//PS817189

Features: BRICK AND TILE, ENSUITE, GARAGE, FAMILY/RUMPUS ROOM, BUILT IN ROBES, MODERN KITCHEN, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT

Sale Price: **\$600,000 (Normal Sale)**

Sale Date: 31/08/2024 Days to Sell: **24 Days**

Last Price: \$595,000-\$645,000 Chg %:

First Price: \$595,000-\$645,000 Chg %:





## 10 RETREAT WAY, WEIR VIEWS, VIC 3338



### Appraisal Price

This market analysis has been prepared on 24/10/2024 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:

**\$600,000 to \$630,000**

### Contact your agent for further information:



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