

# COMPARATIVE MARKET ANALYSIS

1A BURNSIDE STREET, MOE, VIC

PREPARED BY STUART WILDBLOOD, DANNY EDEBOHLS PROPERTY SALES



Danny Edebohls  
**PROPERTY**SALES



Danny Edebohl's  
**PROPERTYSALES**

Thomas Francis Aberlic  
1a Burnside Street  
Moe, VIC, 3825

Dear Thomas,

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,

Kerry Farrugia

Stuart Wildblood  
Danny Edebohl's Property Sales  
Phone: 0467 999 948  
Office Phone: 03 5127 2000  
Email: [stuart@dannyedebohlspropertysales.com.au](mailto:stuart@dannyedebohlspropertysales.com.au)  
Web: [www.dannyedebohlspropertysales.com.au](http://www.dannyedebohlspropertysales.com.au)





## 1A BURNSIDE STREET, MOE, VIC



### Property Details

Property Type: House - N/A  
RPD: 1//LP132418 (9392777)

Land Use: VACANT RESIDENTIAL DWELLING SITE/SURVEYED LOT  
Zoning: GENERAL RESIDENTIAL ZONE - SCHEDULE 1  
Council: LATROBE CITY  
Features:

 3  2  2

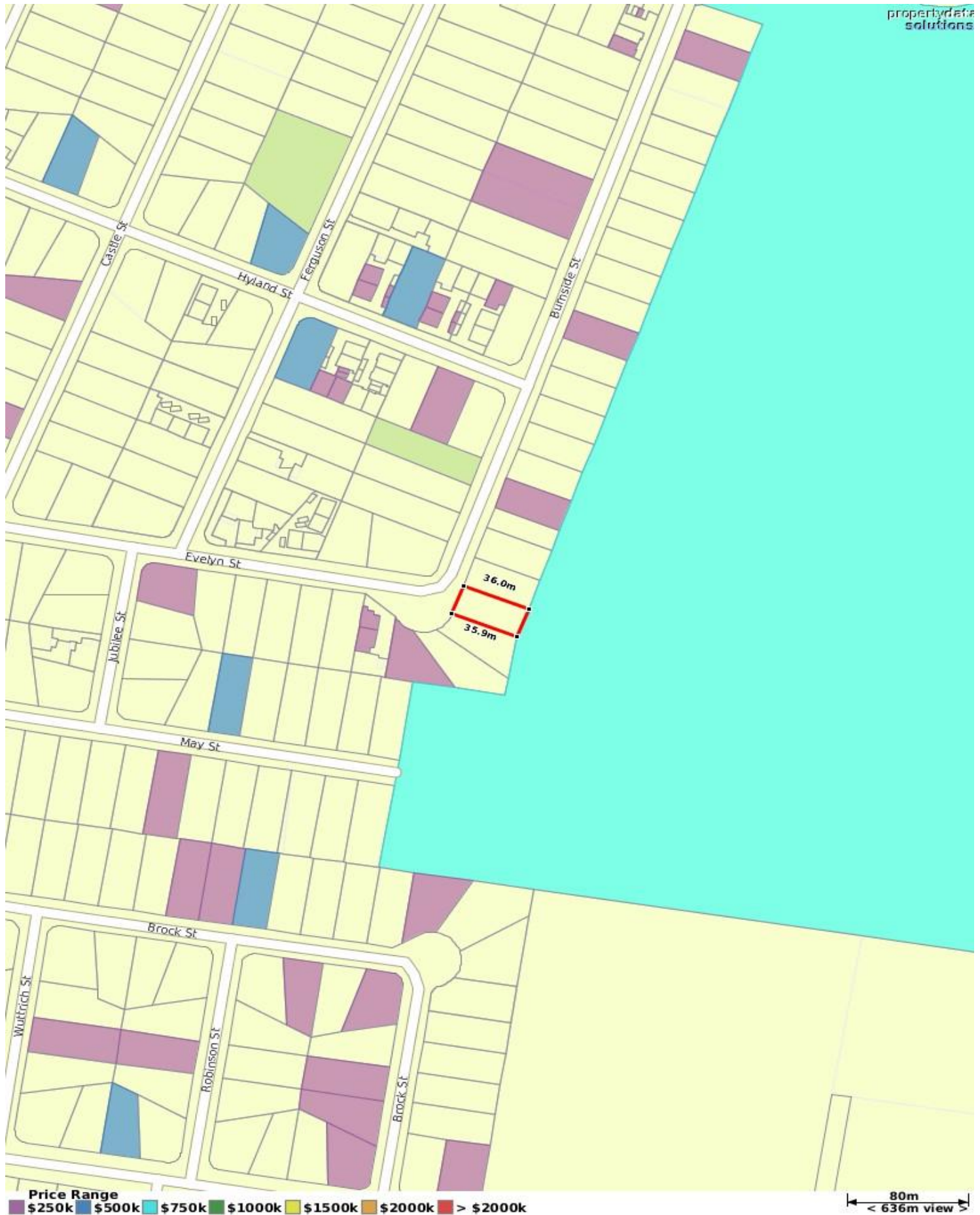
Area: 624 m<sup>2</sup>  
Area \$/m<sup>2</sup>:  
Water/Sewerage:  
Property ID: 4722182 /  
UBD Ref: UBD Ref:

### Sales History

Sale Amount:	Sale Date:	Vendor:	Area:	Sale Type:	Related:
\$ 0	14/05/2001	ABERLIC; ABERLIC	624 m <sup>2</sup>	Nils And Wills	No
\$ 11,000	09/02/1981	JENKINS; JENKINS	624 m <sup>2</sup>	Normal Sale	No



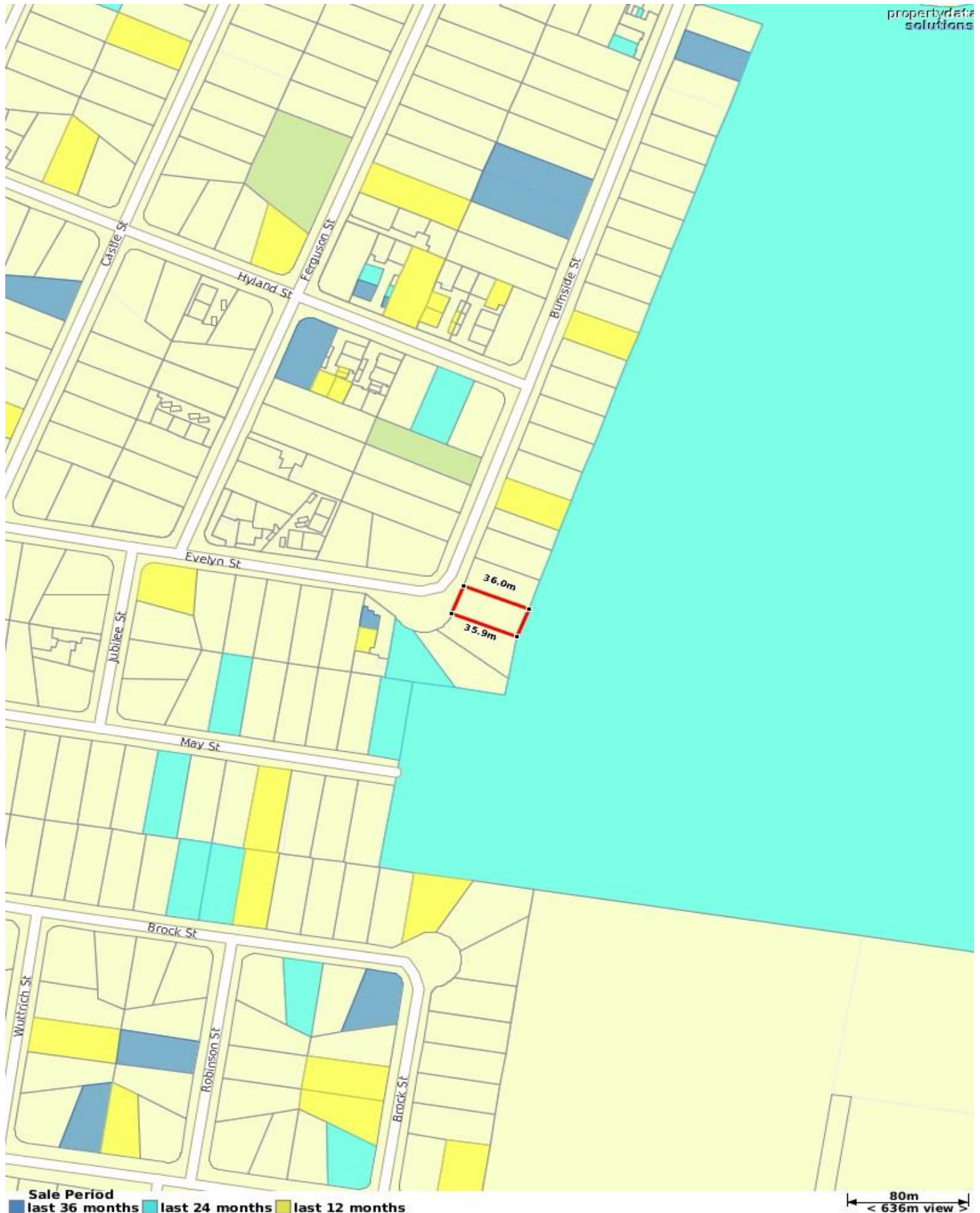
## Nearby Sold Properties (Price Range)





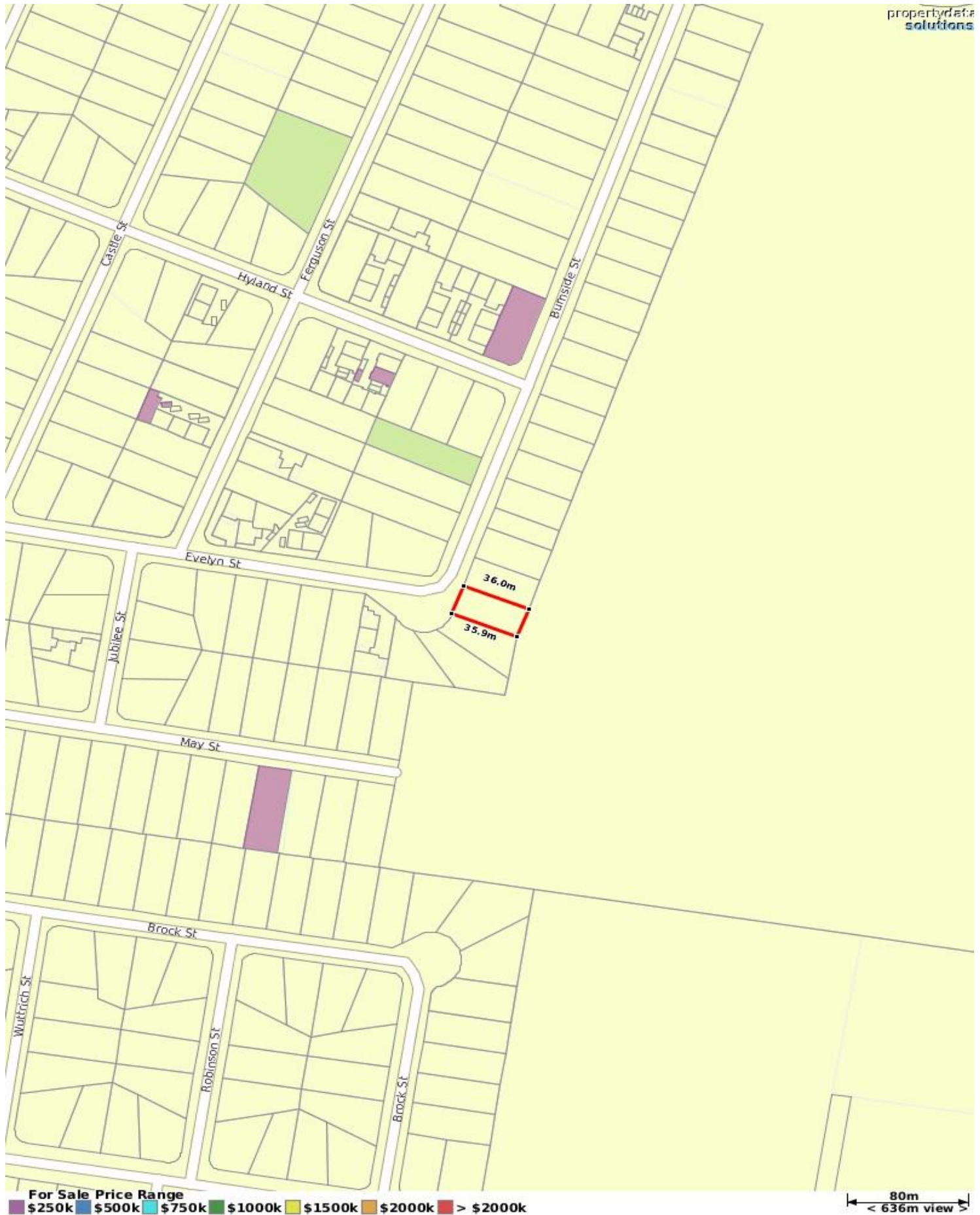


## Nearby Sold Properties (Sale Date)





## Nearby Properties For Sale







## Nearby Comparable Sold Properties

There are 3 sold properties selected within a radius of 2,500m from the focus property. The lowest sale price is \$255,000 and the highest sale price is \$280,000 with a median sale price of \$260,000. Days listed ranges from 42 to 77 days with the average currently at 60 days for these selected properties.

### 6 MCMILLAN CRT, NEWBOROUGH, VIC 3825

Distance from Property: 1.5km  **3**  **2**  **4**



Property Type: House  
Area: 731 m<sup>2</sup>  
Area \$/m2:  
RPD: 227//LP142618

Features:

Sale Price: **Price Withheld (Agents Advice -**  
Sale Date: 02/07/2018 Days to Sell: **42 Days**  
Last Price: SOLD! Chg %:  
First Price: \$293,000 (Under Offer) Chg %:

### 5 BURRAGE ST, MOE, VIC 3825

Distance from Property: 1.5km  **3**  **1**  **4**



Property Type: House  
Area: 747 m<sup>2</sup>  
Area \$/m2:  
RPD: 26//LP17828

Features:

Sale Price: **Price Withheld (Agents Advice -**  
Sale Date: 03/05/2018 Days to Sell: **77 Days**  
Last Price: SOLD! By Chris Chg %:  
First Price: \$260,000 Chg %:

### 4 PURVIS ST, MOE, VIC 3825

Distance from Property: 2.2km  **3**  **1**  **1**



Property Type: House  
Area: 595 m<sup>2</sup>  
Area \$/m2: \$437  
RPD: 8//LP135454

Features:

Sale Price: **\$260,000 (Normal Sale)**  
Sale Date: 24/10/2017 Days to Sell: **N/A**  
Last Price: Chg %:  
First Price: Chg %:



## 1A BURNSIDE STREET, MOE, VIC



### Appraisal Price

This market analysis has been prepared on 16/07/2018 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:

### Contact your agent for further information:



Agent Name: Stuart Wildblood  
Mobile: 0467 999 948  
Office: Danny Edebohls Property Sales  
Office Phone: 03 5127 2000  
Email: [stuart@dannyedebohlspropertysales.com.au](mailto:stuart@dannyedebohlspropertysales.com.au)  
Website: [www.dannyedebohlspropertysales.com.au](http://www.dannyedebohlspropertysales.com.au)