

COMPARATIVE MARKET ANALYSIS

170 BENGWORDEN ROAD, BAIRNSDALE, VIC 3875

PREPARED BY VAN REYK REAL ESTATE BAIRNSDALE



Jennifer Lois & James Walter Reside
170 Bengworden Road
Bairnsdale, VIC, 3875

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

Van Reyk Real Estate Bairnsdale
7 Fitzgerald St Bairnsdale
Email: info@vanreykrealestate.com.au
Phone: 0409524780

170 BENGWORDEN ROAD, BAIRNSDALE, VIC 3875



Owner Details

Owner Name(s): THE PROPRIETORS

Owner Address: N/A

Phone(s):

Owner Type:

Owner Occupied

Property Details



Property Type: House - N/A

RPD: 2//LP116806 (9123527)

Area: 18.44 ha

Area \$/m2: \$2

Land Use: RESIDENTIAL RURAL/RURAL LIFESTYLE

Water/Sewerage:

Zoning

Property ID: 4485953 / VIC5327742

Council: EAST GIPPSLAND SHIRE

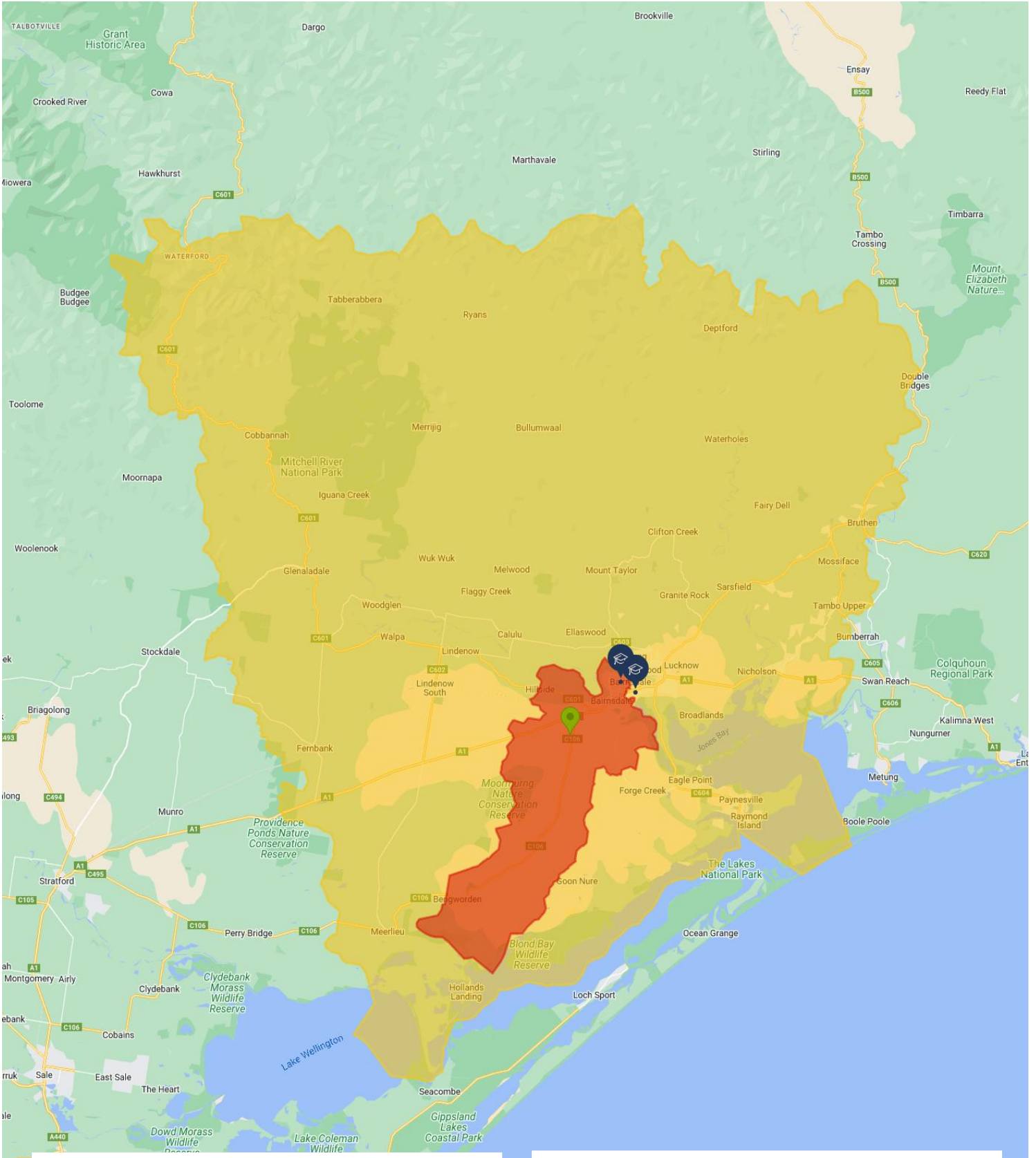
UBD Ref: UBD Ref:

Features:

Sales History

Sale Amount:	Sale Date:	Vendor:	Area:	Sale Type:	Related:
\$ 442,500	19/02/2007	THE PROPRIETORS	18.83 ha	Normal Sale	No
\$ 214,000	06/07/1993	THE PROPRIETORS	18.83 ha	Normal Sale	No
\$ 170,000	05/03/1988	THE PROPRIETORS	18.83 ha	Normal Sale	No
\$ 90,000	30/04/1980	THE PROPRIETORS	18.83 ha	Normal Sale	No

School Catchment Areas



Bairnsdale West Primary School

Prep - 6

Co-ed



Bairnsdale Secondary College

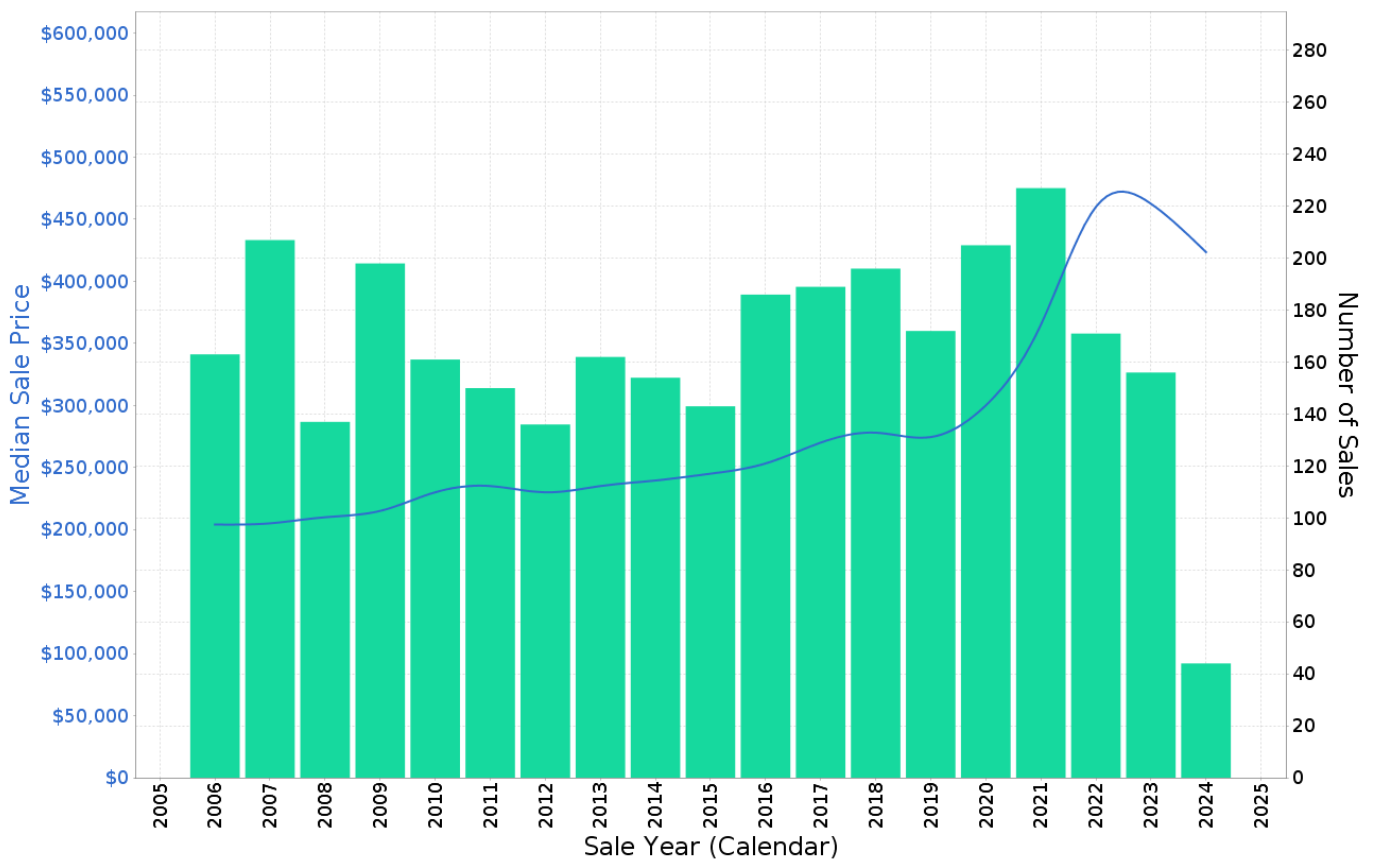
7 - 12

Co-ed

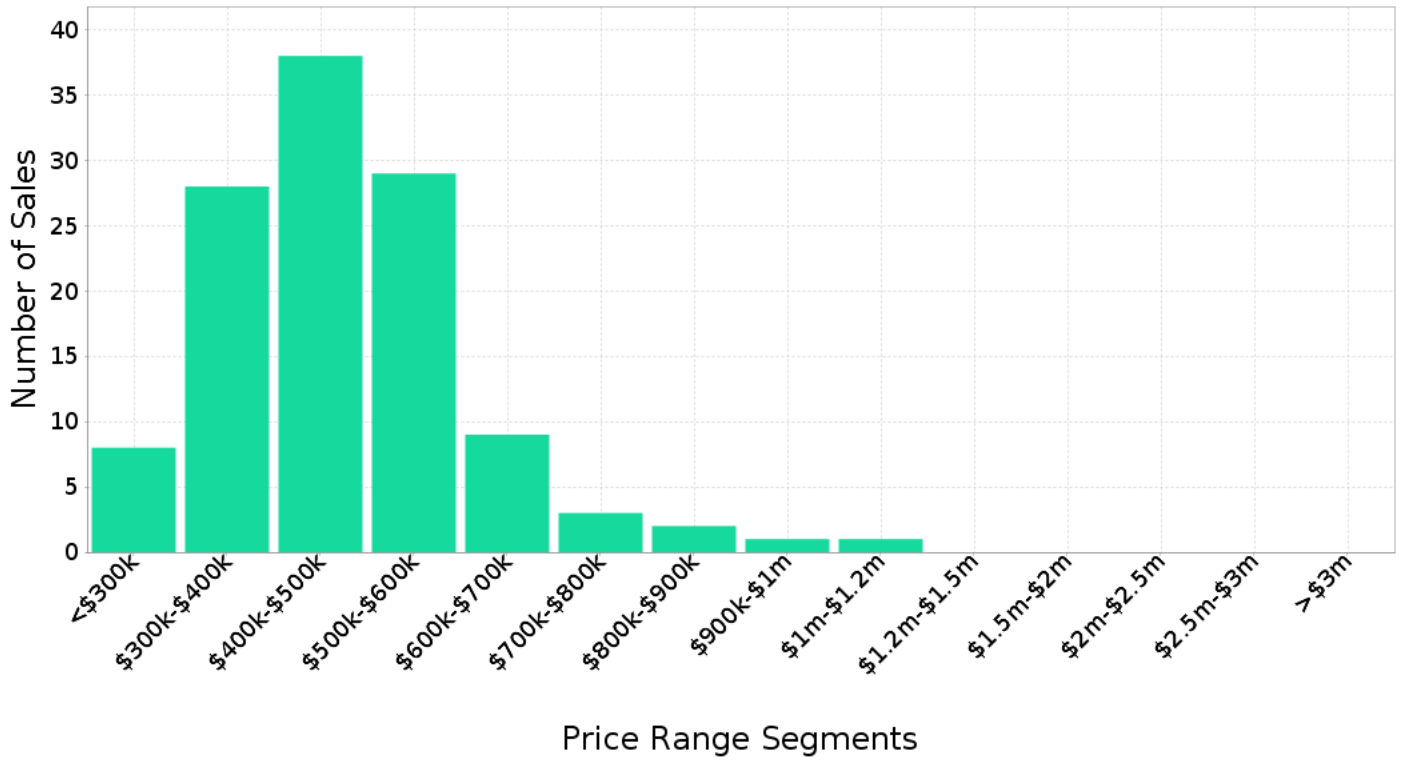


Sales & Growth Chart (House)

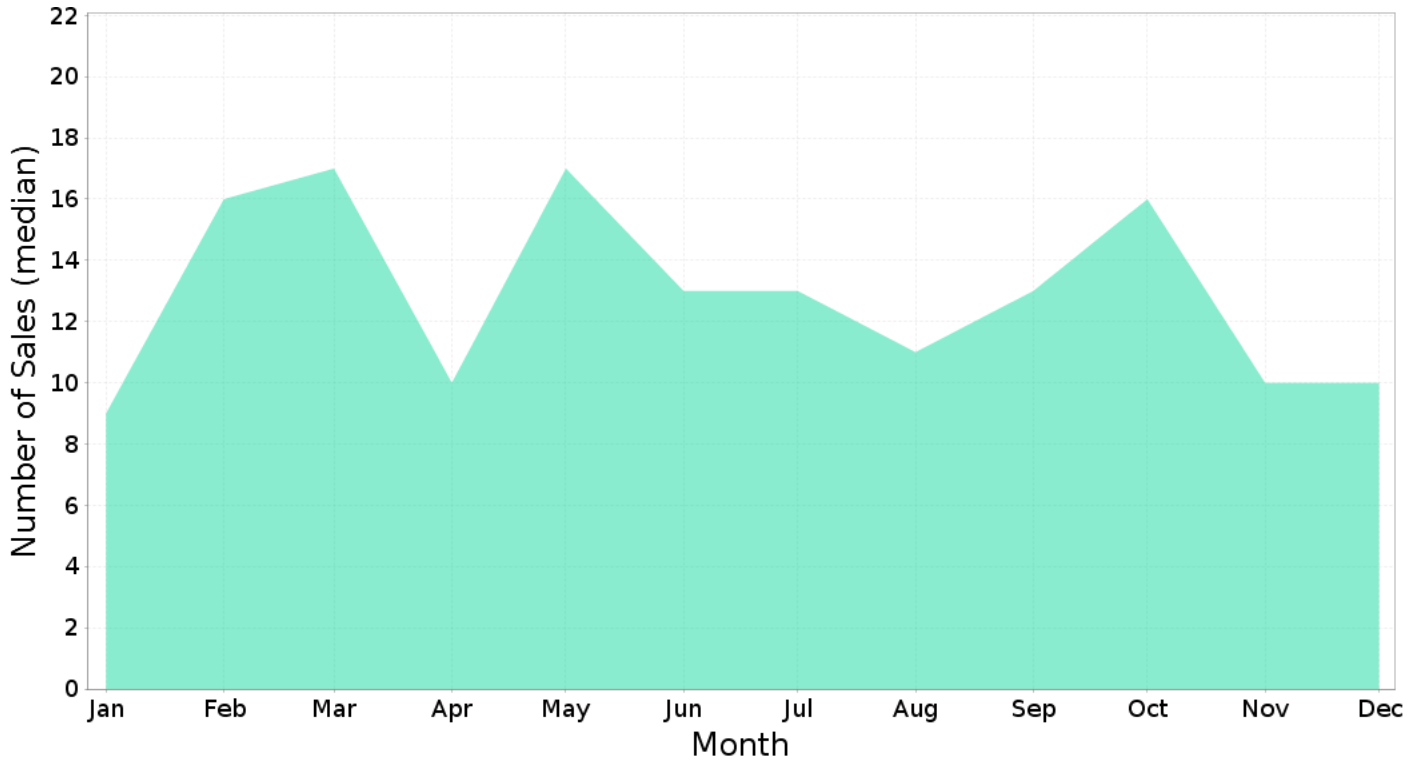
Year	No. of Sales	Average	Median	Growth	Low	High
2006	163	\$ 213,662	\$ 204,000		\$ 50,000	\$ 846,411
2007	207	\$ 218,769	\$ 205,000	0.5 %	\$ 60,000	\$ 855,000
2008	137	\$ 235,939	\$ 209,900	2.4 %	\$ 30,000	\$ 745,000
2009	198	\$ 232,182	\$ 215,000	2.4 %	\$ 65,000	\$ 860,000
2010	161	\$ 242,833	\$ 230,000	7.0 %	\$ 65,000	\$ 630,000
2011	150	\$ 240,076	\$ 235,000	2.2 %	\$ 87,000	\$ 550,000
2012	136	\$ 241,838	\$ 230,000	-2.1 %	\$ 80,000	\$ 660,000
2013	162	\$ 240,607	\$ 235,000	2.2 %	\$ 93,800	\$ 450,000
2014	154	\$ 265,572	\$ 239,500	1.9 %	\$ 82,000	\$ 1,680,000
2015	143	\$ 260,649	\$ 245,000	2.3 %	\$ 80,000	\$ 715,000
2016	186	\$ 268,122	\$ 253,250	3.4 %	\$ 110,000	\$ 580,000
2017	189	\$ 299,262	\$ 270,000	6.6 %	\$ 130,000	\$ 1,505,000
2018	196	\$ 293,442	\$ 278,000	3.0 %	\$ 90,000	\$ 1,030,000
2019	172	\$ 294,343	\$ 274,500	-1.3 %	\$ 113,000	\$ 700,000
2020	205	\$ 330,865	\$ 300,000	9.3 %	\$ 19,861	\$ 790,000
2021	227	\$ 402,400	\$ 365,000	21.7 %	\$ 175,000	\$ 970,000
2022	171	\$ 484,894	\$ 460,000	26.0 %	\$ 90,618	\$ 1,270,000
2023	156	\$ 485,462	\$ 462,500	0.5 %	\$ 205,000	\$ 1,170,000
2024	44	\$ 451,216	\$ 423,500	-8.4 %	\$ 280,000	\$ 835,000



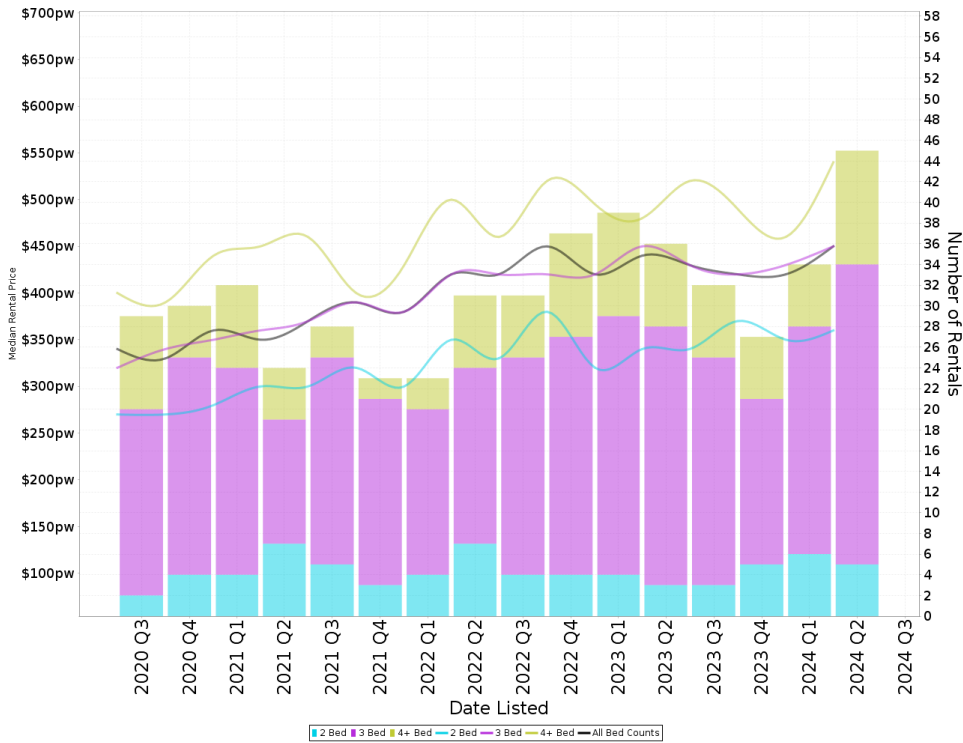
Price Segmentation



Peak Selling Periods



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-4.3%

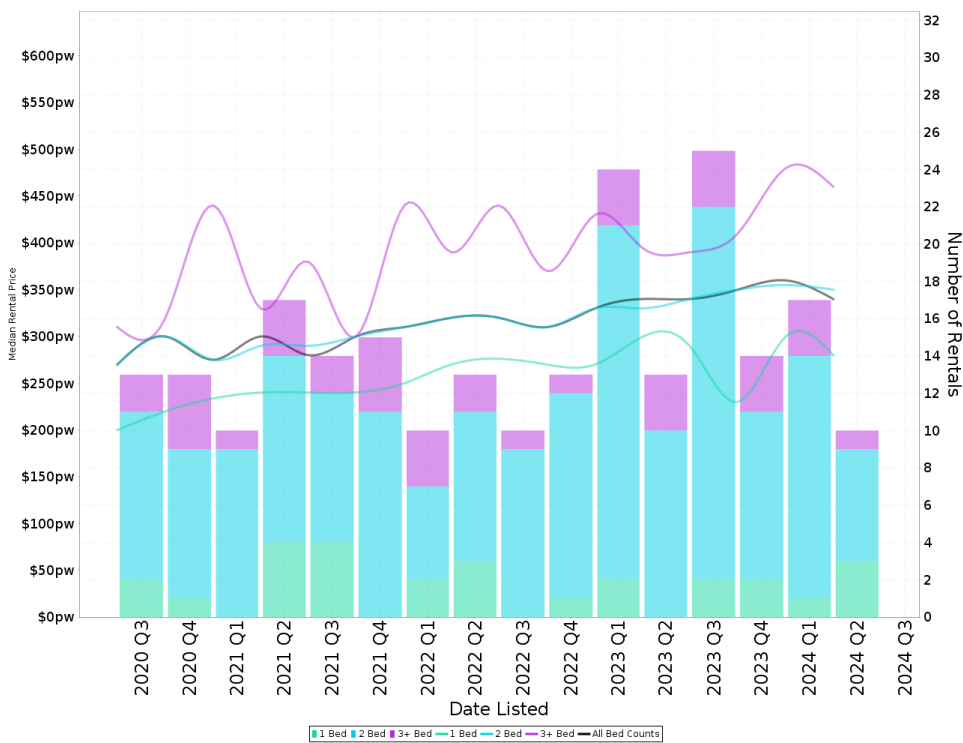
Current Median Price: \$440,000
Previous Median Price: \$460,000
Based on 268 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+5.1%

Current Median Price: \$440,000
Current Median Rent: \$430
Based on 138 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-1.8%

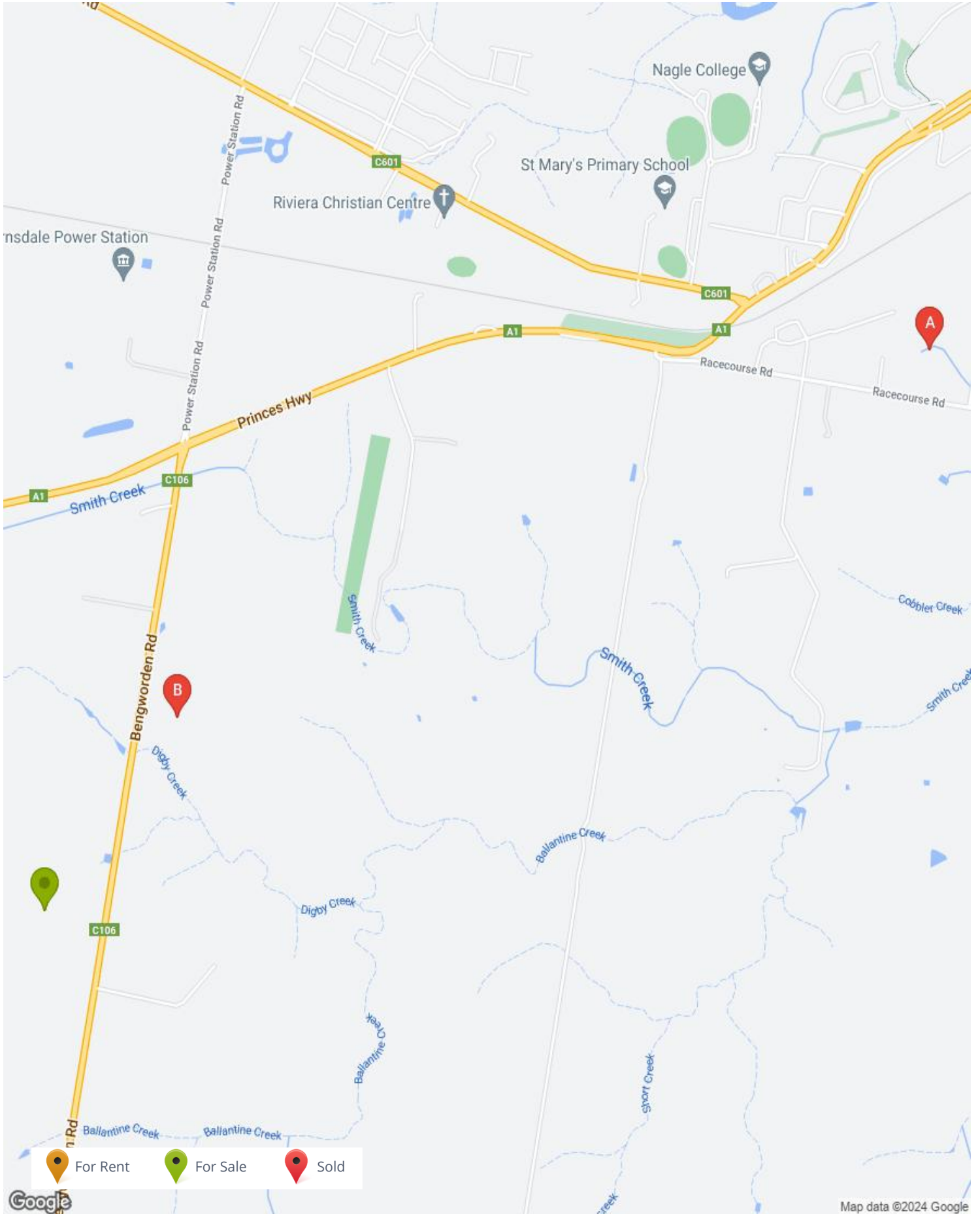
Current Median Price: \$348,500
Previous Median Price: \$355,000
Based on 65 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+5.2%

Current Median Price: \$348,500
Current Median Rent: \$350
Based on 66 registered Unit rentals compared over the last 12 months.

Comparable Properties Map



Nearby Comparable Sold Properties

There are 2 sold properties selected within the radius of 5000.0m from the focus property. The lowest sale price is \$995,000 and the highest sale price is \$1,170,000 with a median sale price of \$1,082,500. Days listed ranges from 20 to 41 days with the average currently at 31 days for these selected properties.

75 RACECOURSE RD, BAIRNSDALE, VIC 3875

Distance from Property: 3.5km  3  2  2



Property Type: House
Area: 2.78 ha
Area \$/m2: \$36
RPD: 4//PS430210

Sale Price: **\$995,000 (Normal Sale)**
Sale Date: 01/12/2023 Days to Sell: **20 Days**
Last Price: \$995,000 Chg %:
First Price: \$995,000 Chg %:

Features:



85 BENGWORDEN RD, BAIRNSDALE, VIC 3875

Distance from Property: 765m  4  2  6



Property Type: House
Area: 4 ha
Area \$/m2: \$29
RPD: 2//PS727592

Sale Price: **\$1,170,000 (Normal Sale)**
Sale Date: 15/03/2023 Days to Sell: **41 Days**
Last Price: \$1,225,000 Chg %: **-4.5%**
First Price: \$1,225,000 (Under Chg %: **-4.5%**

Features:



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Appraisal Price

This market analysis has been prepared on 26/07/2024 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:

\$1,200,000

Contact your agent for further information:

Name: Van Reyk Real Estate Bairnsdale
Mobile:
Office: Van Reyk Real Estate Bairnsdale
Office Phone: 0409524780
Email: info@vanreykrealestate.com.au