



COMPARATIVE MARKET ANALYSIS

12 KING AVENUE, SALE, VIC-3850

PREPARED BY HEART PROPERTY, 201 YORK STREET SALE



Nadine Alexandra & Frederick Wharekeikei Williams
12 King Avenue
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
Phone: 03 5144 2266

Nearby Comparable For Sale Properties

There are 3 properties selected within the radius of 5500.0m from the focus property. The lowest for sale price is \$576,854 and the highest for sale price is \$649,000 with a median sale price of \$610,995. Days listed ranges from 28 to 129 days with the average currently at 63 days for these selected properties.

PEPPERTREE HILL RD, LONGFORD 3851

 4  2  2



Property Type: House
Area: 6,294 m²
RPD:

Features:

Current List Price: **From \$576,854**
First List Price: From \$576,854
Date Listed: 30/11/2020 Days Listed: **129 Days**
Listed Price Change:

2 BIRCH PL, SALE 3850

Distance from Property: 414m  5  2  3



Property Type: House
Area: 1,182 m²
RPD: 17//LP111951

Features:

Current List Price: **\$610,995**
First List Price: \$610,000
Date Listed: 06/03/2021 Days Listed: **33 Days**
Listed Price Change:

20 SURKITT BVD, SALE 3850

Distance from Property: 4km  4  2  3



Property Type: House
Area: 732 m²
RPD: 44//PS707316




Features:

Current List Price: **\$649,000 (Under Offer)**
First List Price: \$649,000
Date Listed: 12/03/2021 Days Listed: **28 Days**
Listed Price Change:

Nearby Comparable Sold Properties

There are 5 sold properties selected within the radius of 5500.0m from the focus property. The lowest sale price is \$569,950 and the highest sale price is \$650,000 with a median sale price of \$585,000. Days listed ranges from 20 to 332 days with the average currently at 117 days for these selected properties.

4 PAPWORTH DR, SALE, VIC 3850

Distance from Property: 3.1km  4  1  2






Property Type: House
Area: 717 m²
Area \$/m²: \$809
RPD: 40//PS727606

Features:

Sale Price: **\$580,000 (Normal Sale)**
Sale Date: 24/02/2021 Days to Sell: **20 Days**
Last Price: \$580,000.00 Chg %:
First Price: \$580,000 (Under Offer) Chg %:

9 SWAN LAKE DR, SALE, VIC 3850

Distance from Property: 3.1km  4  2  2






Property Type: House
Area: 829 m²
Area \$/m²: \$724
RPD: 2//PS727606

Features:

Sale Price: **\$599,950 (Agents Advice - Sale)**
Sale Date: 08/02/2021 Days to Sell: **N/A**
Last Price: Chg %:
First Price: Chg %:

61 STEVENS ST, SALE, VIC 3850

Distance from Property: 1.3km  4  3  2






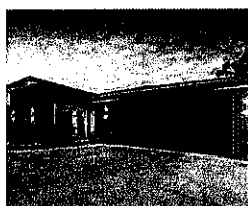
Property Type: House
Area: 1,094 m²
Area \$/m²: \$594
RPD: 52//PS406467

Features:

Sale Price: **\$650,000 (Normal Sale)**
Sale Date: 11/01/2021 Days to Sell: **332 Days**
Last Price: \$668,000 (Under Offer) Chg %: **-2.7%**
First Price: \$698,000 Chg %: **-6.9%**

23 RELPH AVE, SALE, VIC 3850

Distance from Property: 3.6km  4  2  2



Property Type: House
Area: 1,222 m²
Area \$/m²: \$479
RPD: 103//PS635532

Features:

Sale Price: **\$585,000 (Agents Advice - Sale)**
Sale Date: 23/12/2020 Days to Sell: **67 Days**
Last Price: \$595,000 (Under Offer) Chg %: **-1.7%**
First Price: \$595,000 (Under Offer) Chg %: **-1.7%**

1 BIRCH PL, SALE, VIC 3850

Distance from Property: 353m  4  2  2

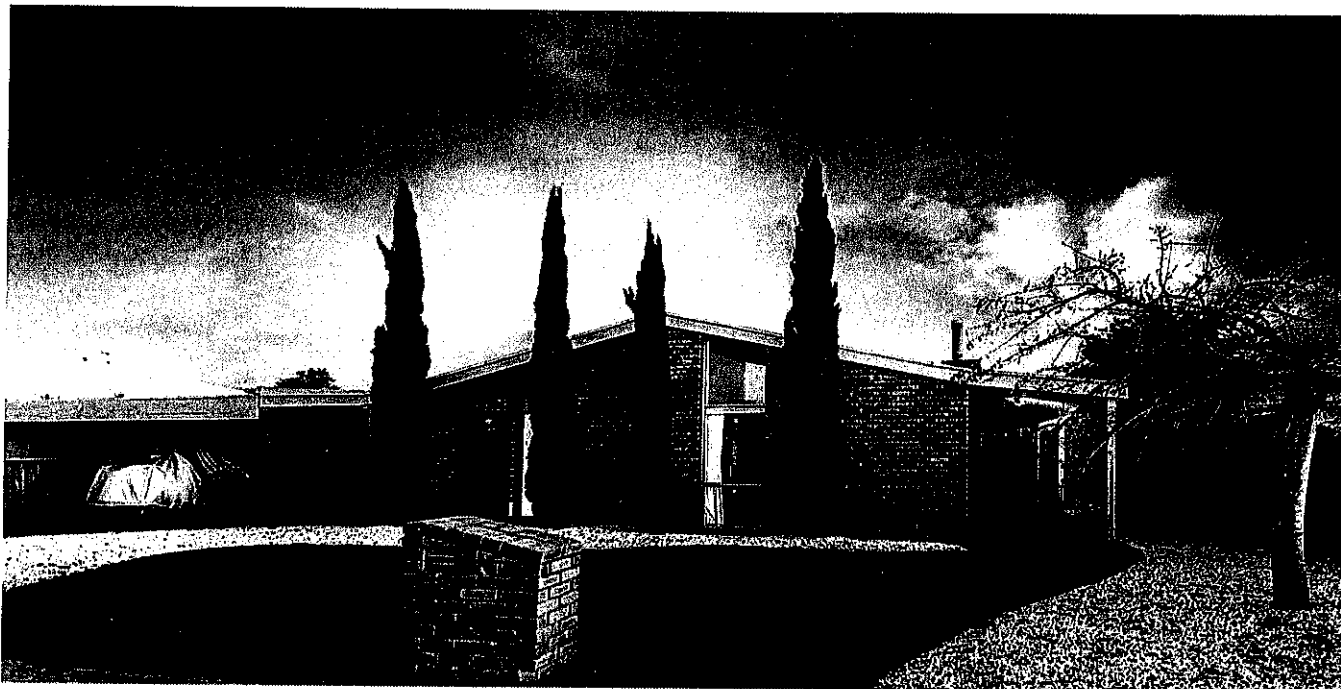


Property Type: House
Area: 977 m²
Area \$/m²: \$583
RPD: 24//LP111951

Features:

Sale Price: **\$569,950 (Normal Sale)**
Sale Date: 03/12/2020 Days to Sell: **47 Days**
Last Price: \$569,950 (Under Offer) Chg %:
First Price: \$569,950 (Under Offer) Chg %:

12 KING AVENUE, SALE, VIC 3850



Appraisal Price

This market analysis has been prepared on 08/04/2021 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:

\$567,000 to \$624,000

Contact your agent for further information:

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Mobile: 0409 442 532
Office: Heart Property
Office Phone: 03 5144 2266
Email: david@heartproperty.com.au

