



# COMPARATIVE MARKET ANALYSIS

64 LYNBROOK BOULEVARD, LYNBROOK, VIC-3975

PREPARED BY NEETISH KUMAR, GR8 EST8 AGENTS, PHONE: 0423036 889





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## Nearby Comparable For Sale Properties

There are 4 properties selected within the radius of 3500.0m from the focus property. The lowest for sale price is \$775,000 and the highest for sale price is \$800,000 with a median sale price of \$797,450. Days listed ranges from 3 to 152 days with the average currently at 58 days for these selected properties.

### 5 SUGARLOAF AVE, LYNBROOK 3975

UBD Ref: Melbourne - 390 B16  
Distance from Property: 167m

 **4**  **2**  **3**



Property Type: House  
Area: 857 m<sup>2</sup>  
RPD: 47//PS423188

Features:

Current List Price: **\$775,000**  
First List Price: \$775,000  
Date Listed: 16/04/2020 Days Listed: **3 Days**  
Listed Price Change:

### 30 AISBETT CL, LYNBROOK 3975

UBD Ref: Melbourne - 390 B20  
Distance from Property: 980m

 **4**  **2**  **2**



Property Type: House  
Area: 600 m<sup>2</sup> (390 m<sup>2</sup>)  
RPD: 61//PS611282

Features:

Current List Price: **\$795,000-\$860,000**  
First List Price: Contact agent for private inspection  
Date Listed: 30/03/2020 Days Listed: **20 Days**  
Listed Price Change: **-0.6%**

### 12 GLENBROOK CRES, LYNBROOK 3975

UBD Ref: Melbourne - 410 A1  
Distance from Property: 1.3km

 **4**  **2**  **2**



Property Type: House  
Area: 585 m<sup>2</sup>  
RPD: 7//PS526597

Features: LOWSET, BRICK AND TILE, ENSUITE, FAMILY/RUMPUS ROOM, MODERN KITCHEN, AIR CONDITIONED, ENTERTAINMENT AREA

Current List Price: **\$800,000-\$880,000**  
First List Price: \$800,000-\$880,000  
Date Listed: 21/02/2020 Days Listed: **58 Days**  
Listed Price Change:

### 16 HOPEGOOD PL, LYNBROOK 3975

UBD Ref: Melbourne - 389 P15  
Distance from Property: 878m

 **4**  **3**  **2**



Property Type: House  
Area: 416 m<sup>2</sup>  
RPD: 1025//PS511165

Features:

Current List Price: **\$799,900 - \$879,890**  
First List Price: Contact agent  
Date Listed: 19/11/2019 Days Listed: **152 Days**  
Listed Price Change:

## Nearby Comparable Sold Properties

There are 7 sold properties selected within the radius of 3000.0m from the focus property. The lowest sale price is \$760,000 and the highest sale price is \$889,000 with a median sale price of \$831,000. Days listed ranges from 5 to 118 days with the average currently at 57 days for these selected properties.

### 24 ELDERSHAW DR, LYNBROOK, VIC 3975

UBD Ref: Melbourne - 389 Q18  
Distance from Property: 803m  4  2  2





Property Type: House  
Area: 801 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$1,110  
RPD: 450//PS430106

Sale Price: **\$889,000 (Normal Sale)**  
Sale Date: 27/11/2019 Days to Sell: **25 Days**  
Last Price: \$880,000 - \$960,000 Chg %:  
First Price: \$880,000 - \$960,000 Chg %:

Features:

### 47 ASTLEY WYND, LYNBROOK, VIC 3975

UBD Ref: Melbourne - 389 N16  
Distance from Property: 1km  3  2  6






Property Type: House  
Area: 1,000 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$846  
RPD: 976//PS331912

Sale Price: **\$845,580 (Normal Sale)**  
Sale Date: 15/11/2019 Days to Sell: **84 Days**  
Last Price: \$790,000-\$865,000 Chg %:  
First Price: \$840,000-\$920,000 Chg %:

Features:

### 29 MELINGTON DR, LYNDHURST, VIC 3975

UBD Ref: Melbourne - 409 M4  
Distance from Property: 2.3km  4  2  2






Property Type: House  
Area: 635 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$1,319  
RPD: 129//PS523533

Sale Price: **\$837,250 (Normal Sale)**  
Sale Date: 28/10/2019 Days to Sell: **5 Days**  
Last Price: \$800,000 - \$850,000 Chg %:  
First Price: \$800,000 - \$850,000 Chg %:

Features:

### 10 MERIBEL WAY, LYNBROOK, VIC 3975

UBD Ref: Melbourne - 390 A15  
Distance from Property: 172m  4  3  3






Property Type: House  
Area: 646 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$1,286  
RPD: 93//PS436998

Sale Price: **\$831,000 (Normal Sale)**  
Sale Date: 06/12/2019 Days to Sell: **16 Days**  
Last Price: \$700000 - \$770000 Chg %:  
First Price: \$700000 - \$770000 Chg %:

Features:

### 20 PARSLOW CRES, LYNBROOK, VIC 3975

UBD Ref: Melbourne - 390 A18  
Distance from Property: 501m  5  2  4



Property Type: House  
Area: 731 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$1,108  
RPD: 101//PS438904

Sale Price: **\$810,000 (Agents Advice - Sale)**  
Sale Date: 09/12/2019 Days to Sell: **118 Days**  
Last Price: \$790,000 - \$850,000 Chg %:  
First Price: Contact Agent Chg %: **-10.0%**

Features: DOUBLE STOREY, POOL

### 3 ALYSHA AVE, LYNDHURST, VIC 3975

UBD Ref: Melbourne - 409 N8  
Distance from Property: 3.1km



4



4



2



Property Type: House  
Area: 650 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$1,200  
RPD: 160//PS604024

Features:

Sale Price: **\$780,000 (Normal Sale)**

Sale Date: 08/11/2019 Days to Sell: **N/A**

Last Price: Chg %:

First Price: Chg %:

### 5 SUGARLOAF AVE, LYNBROOK, VIC 3975

UBD Ref: Melbourne - 390 B16  
Distance from Property: 167m



3



2



4



Property Type: House  
Area: 857 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$887  
RPD: 47//PS423188

Features:

Sale Price: **\$760,000 (Agents Advice - Sale)**

Sale Date: 09/01/2020 Days to Sell: **96 Days**

Last Price: \$760,000 - \$810,000 Chg %: **-2.6%**

First Price: \$780,000 - \$850,000 Chg %: **-2.6%**



## 64 LYNBROOK BOULEVARD, LYNBROOK, VIC 3975



### Appraisal Price

This market analysis has been prepared on 18/04/2020 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:

**\$770,000 to \$825,000**

### Contact your agent for further information:

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