

# Comparative Market Analysis

Prepared for **Ross Coleman** on **12th June 2019**



**108/125 Turner Street Abbotsford VIC 3067**

**Brad Carlin-Smith**  
**The Hopkins Group**

Level 23, 500 Collins Street  
MELBOURNE VIC 3000

m: 0466605522

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The Proprietor  
108/125 Turner Street  
Abbotsford VIC 3067

12th June 2019

Dear Reader,  
Thank you for the opportunity to appraise your property at 108/125 Turner Street Abbotsford VIC 3067

Careful consideration has been taken to provide you with an appraisal for your property in today's market conditions.

To establish a market value, I have carefully considered the premises, size, location, along with current market conditions and similar properties recently sold or currently on the market.

Should you have any questions relating to the information contained within this appraisal, please do not hesitate to contact me on the details below.

If I can be of any further assistance, please do not hesitate to contact me on the details below. I look forward to working with you to achieve your real estate goals.

Yours Sincerely,

Brad Carlin-Smith  
The Hopkins Group  
Level 23, 500 Collins Street

MELBOURNE VIC 3000  
m: 0466605522

# Your Property

108/125 Turner Street Abbotsford VIC 3067

1 

1 

1 

- 

- 



## Your Property History

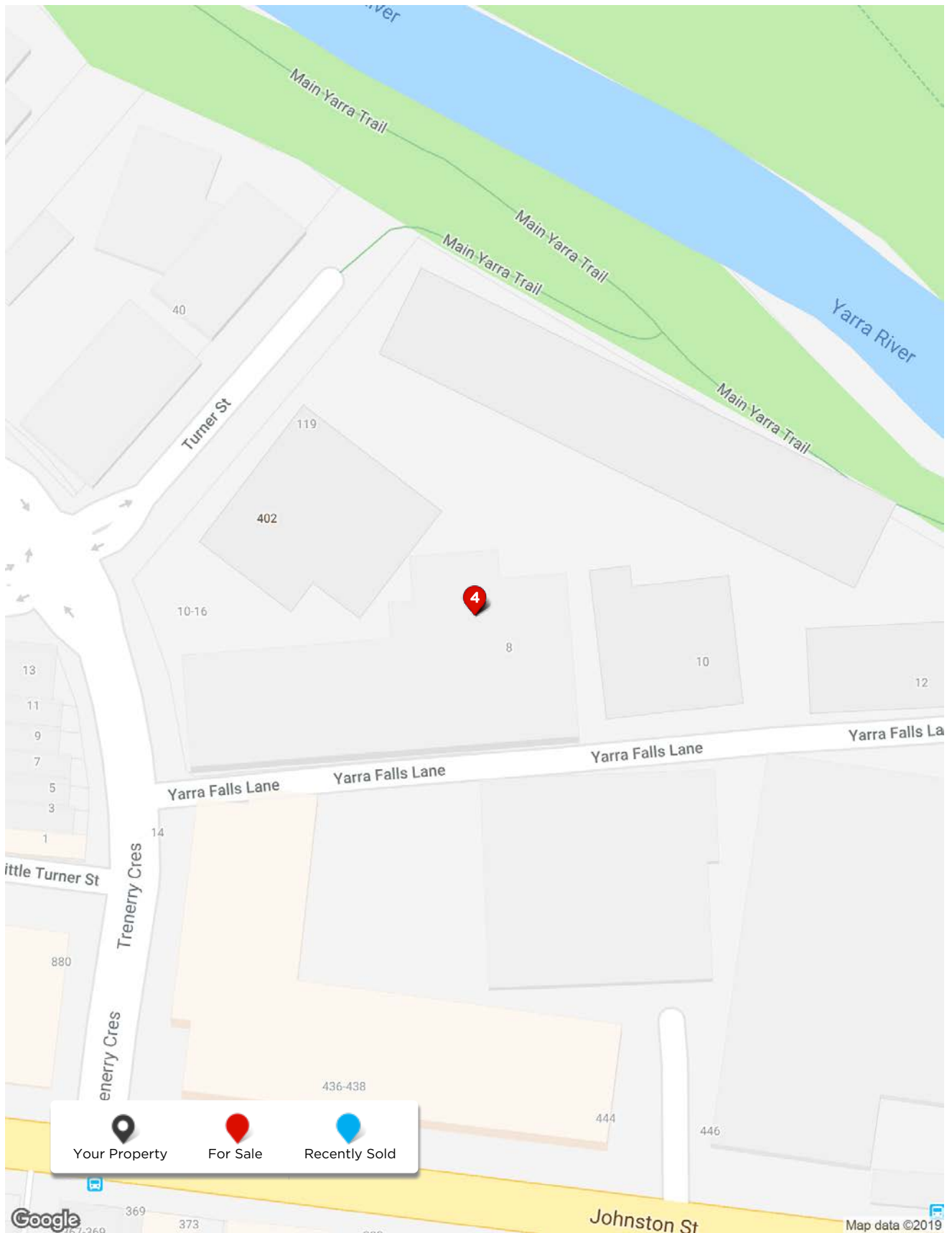
18 Oct, 2018 - Listed for rent at \$400 / week

28 Jan, 2016 - Sold for \$415,000

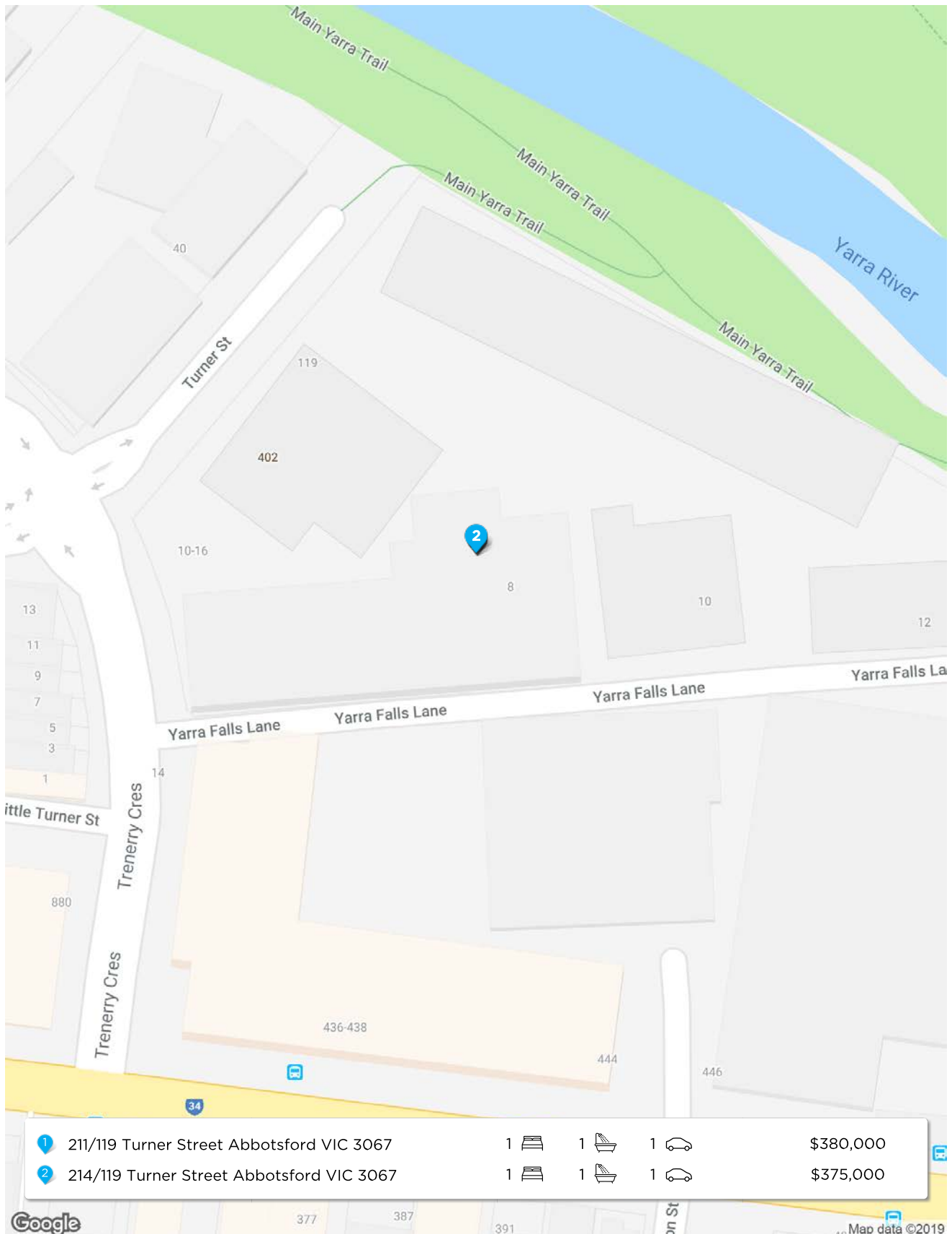
## Introducing Brad Carlin-Smith

In 2007, Brad left corporate life to explore his passion for marketing and property sales. This career change gave him the opportunity to help people from all walks of life achieve their property goals, knowing that every day and every phone call could be the one that changes someone's life.

# Comparables Map: Sales & Listings



# Comparables Map: Sales




# Comparable Sales



211/119 Turner Street Abbotsford VIC  
3067

**Sold Price** <sup>RS</sup> **\$380,000**


 1
  1
  1
  -
  42m<sup>2</sup>

Sold Date 01-May-19 Price Change ▼ -9% Year Built 2012  
 DOM 27 First Listing \$417,500  
 Distance - Last Listing \$417,500



214/119 Turner Street Abbotsford VIC  
3067

**Sold Price** **\$375,000**

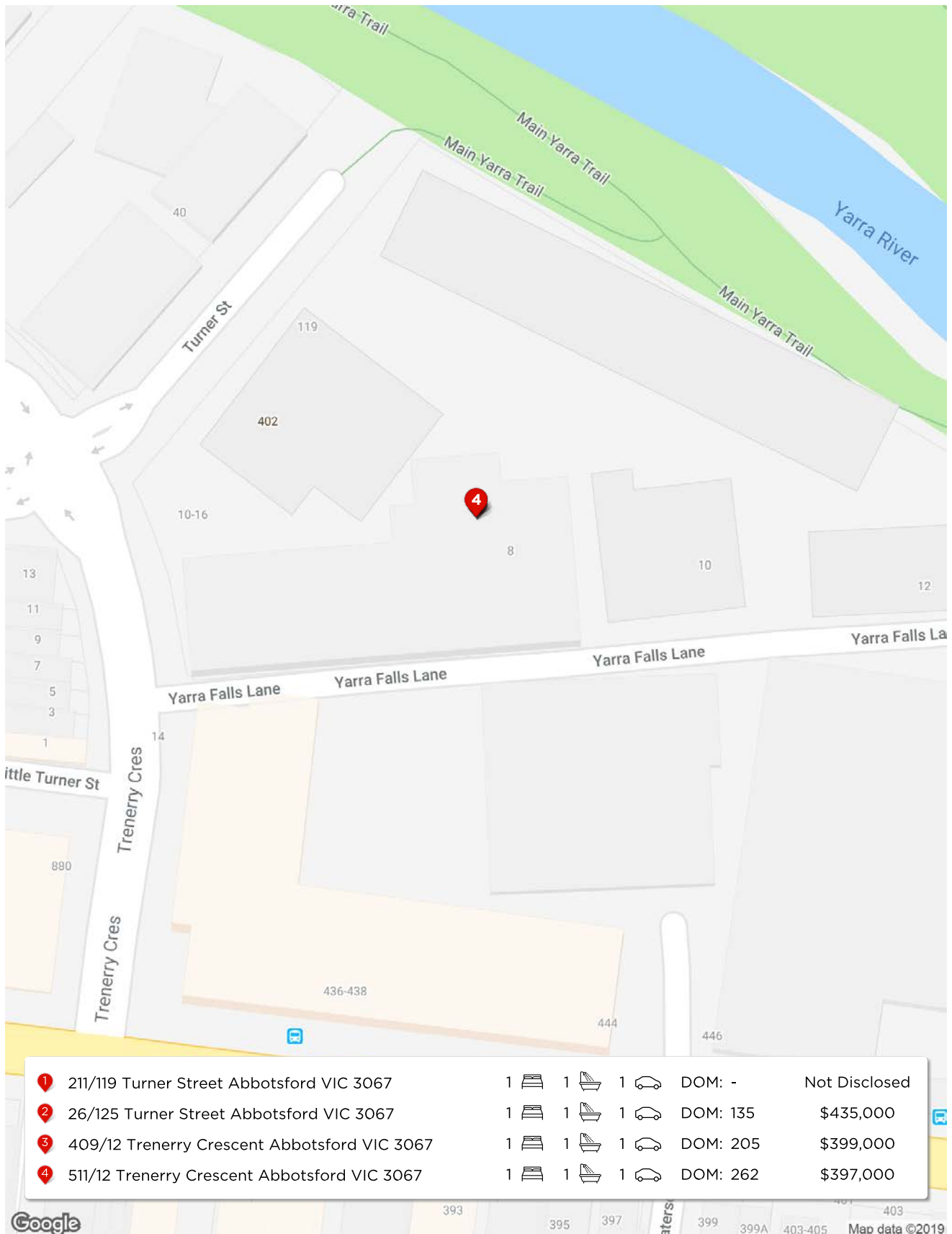
 1
  1
  1
  -
  40m<sup>2</sup>

Sold Date 20-Dec-18 Price Change ▼ -14.8% Year Built 2016  
 DOM 174 First Listing \$440,000  
 Distance - Last Listing \$385,000






# Comparables Map: Listings



# Comparable Listings



211/119 Turner Street Abbotsford VIC 3067






 1
  1
  1
  -
  42m<sup>2</sup>

Listing Price	Listed Date	-	Year Built	2012
	DOM	-	Distance	-

1



26/125 Turner Street Abbotsford VIC 3067

 1
  1
  1
  -
  -

Listing Price	Listed Date	29-Jan-19	Year Built	2014
Private Sale	DOM	135 days	Distance	-
\$435,000				

2



409/12 Trenerry Crescent Abbotsford VIC 3067

 1
  1
  1
  9,753m<sup>2</sup>
 42m<sup>2</sup>

Listing Price	Listed Date	20-Nov-18	Year Built	2014
Private Sale	DOM	205 days	Distance	-
\$399,000				

3



511/12 Trenerry Crescent Abbotsford VIC 3067

 1
  1
  1
  -
  54m<sup>2</sup>

Listing Price	Listed Date	24-Sep-18	Year Built	-
\$397,000	DOM	262 days	Distance	-

4

DOM = Days on market



# Summary

108/125 Turner Street Abbotsford VIC 3067



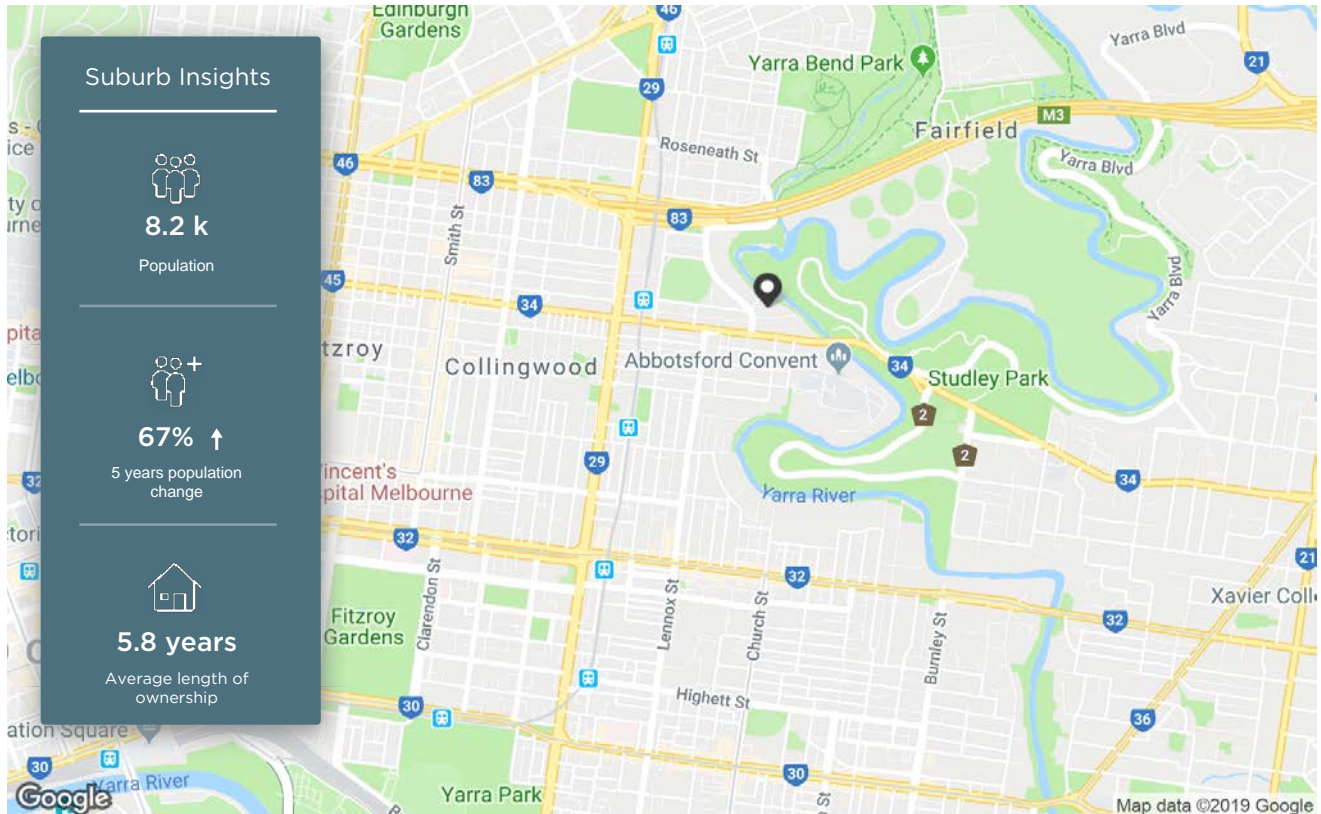
## Appraisal price range

### Notes from your agent

Given our recent sale of 117/119 Turner street for \$380,000 we would estimate the same outcome for your property. We recommend an advertised price of \$397,500.

# Abbotsford

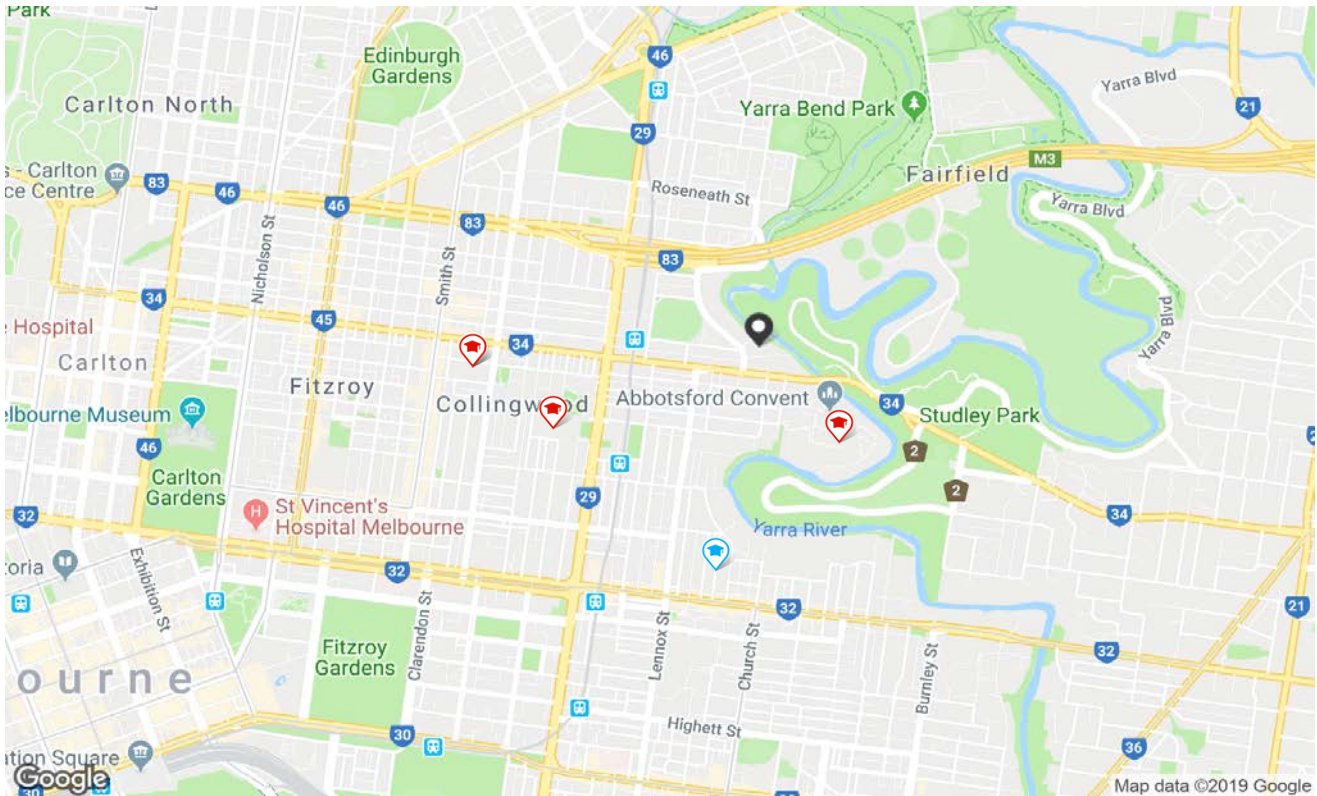
## Demographic



The size of Abbotsford is approximately 1.8 square kilometres. It has 6 parks covering nearly 4.7% of total area. The population of Abbotsford in 2011 was 4,907 people. By 2016 the population was 8,193 showing a population growth of 67.0% in the area during that time. The predominant age group in Abbotsford is 20-29 years. Households in Abbotsford are primarily childless couples and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Abbotsford work in a professional occupation. In 2011, 56.2% of the homes in Abbotsford were owner-occupied compared with 38.8% in 2016. Currently the median sales price of houses in the area is \$1,160,000.

HOUSEHOLD STRUCTURE		HOUSEHOLD OCCUPANCY		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
Childless Couples	61.7	Owns Outright	15.2	0-15.6K	5.2	0-9	6.0
Couples with Children	25.9	Purchaser	23.6	15.6-33.8K	7.8	10-19	4.4
Single Parents	8.2	Renting	58.3	33.8-52K	8.3	20-29	30.1
Other	4.3	Other	0.2	52-78K	12.0	30-39	27.8
		Not Stated	2.5	78-130K	26.3	40-49	10.8
				130-182K	13.2	50-59	8.5
				182K+	18.1	60-69	6.8
						70-79	3.3
						80-89	1.9
						90-99	0.5

# Local Schools



	SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
	<b>Sophia Mundi Steiner School</b> 1 St Heliers Street Abbotsford VIC 3067	0.6km	Combined	Mixed	Non-Government	0-12
	<b>Collingwood College</b> 49 Vere Street Collingwood VIC 3066	0.99km	Combined	Mixed	Government	0-12
	<b>Abbotsford Primary School</b> 27 Albert Street Abbotsford VIC 3067	1.08km	Primary	Mixed	Government	0-6
	<b>St Joseph's School</b> 32 Otter Street Collingwood VIC 3066	1.28km	Primary	Mixed	Non-Government	0-6
	<b>St Joseph's School</b> 571 Glenferrie Road HAWTHORN VIC 3122	1.28km	Primary	Mixed	Non-Government	1-6



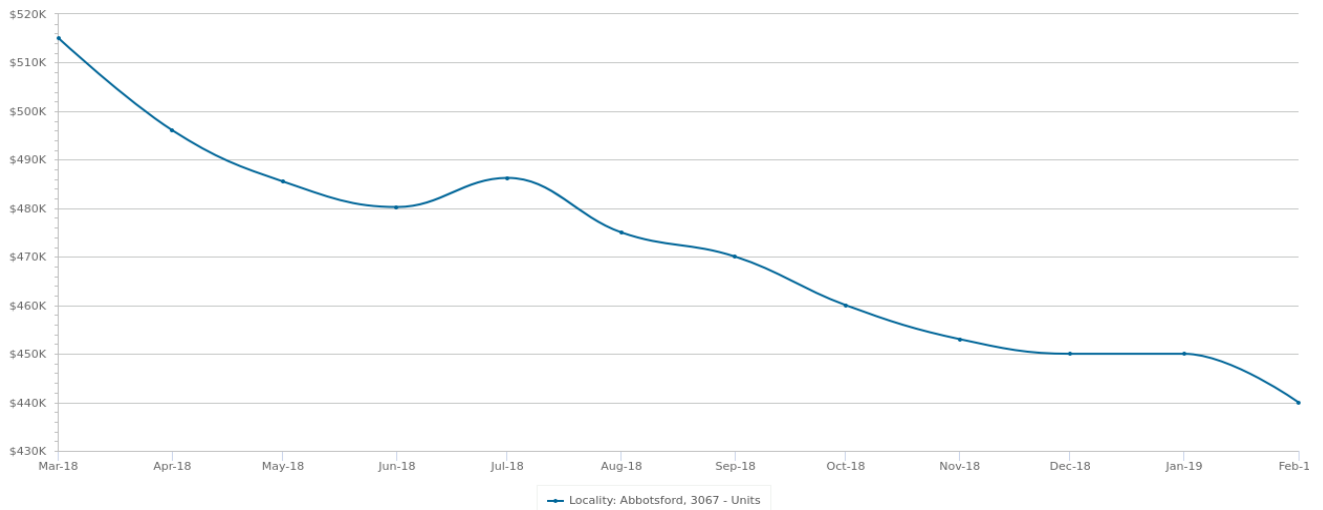
Property is within school catchment area



Property is outside school catchment area

# Recent Market Trends

Median Sale Price - 12 months (Unit)

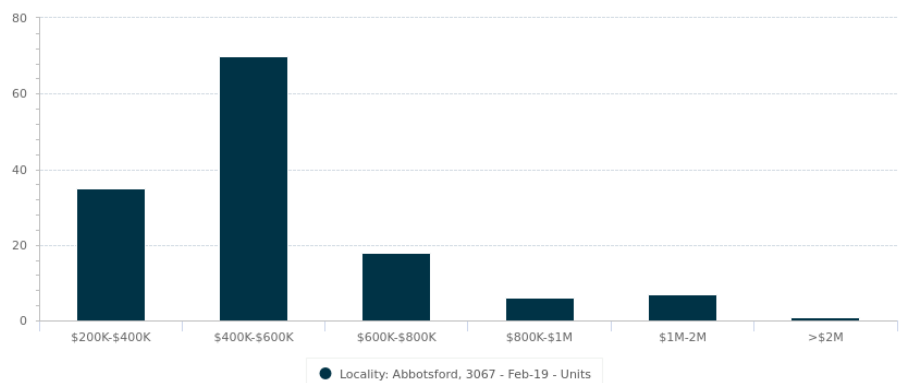


Statistics are calculated over a rolling 12 month period

PERIOD	PROPERTIES SOLD	MEDIAN PRICE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
Feb 2019	12	\$440,000	-2.2% ▼	70	121	\$460
Jan 2019	13	\$450,000	0.0%	64	120	\$460
Dec 2018	5	\$450,000	-0.7% ▼	53	123	\$457
Nov 2018	8	\$453,000	-1.5% ▼	51	136	\$455
Oct 2018	12	\$460,000	-2.1% ▼	42	129	\$450
Sep 2018	4	\$470,000	-1.1% ▼	41	117	\$450
Aug 2018	12	\$475,000	-2.3% ▼	39	114	\$450
Jul 2018	13	\$486,250	1.2% ▲	40	116	\$450
Jun 2018	19	\$480,250	-1.1% ▼	40	116	\$450
May 2018	13	\$485,500	-2.1% ▼	40	116	\$450
Apr 2018	17	\$496,000	-3.7% ▼	41	117	\$450
Mar 2018	16	\$515,000	-3.9% ▼	40	119	\$450

Sales by Price - 12 months (Unit)

PRICE	NUMBER
<200K	0
\$200K-\$400K	35
\$400K-\$600K	70
\$600K-\$800K	18
\$800K-\$1M	6
\$1M-\$2M	7
>\$2M	1

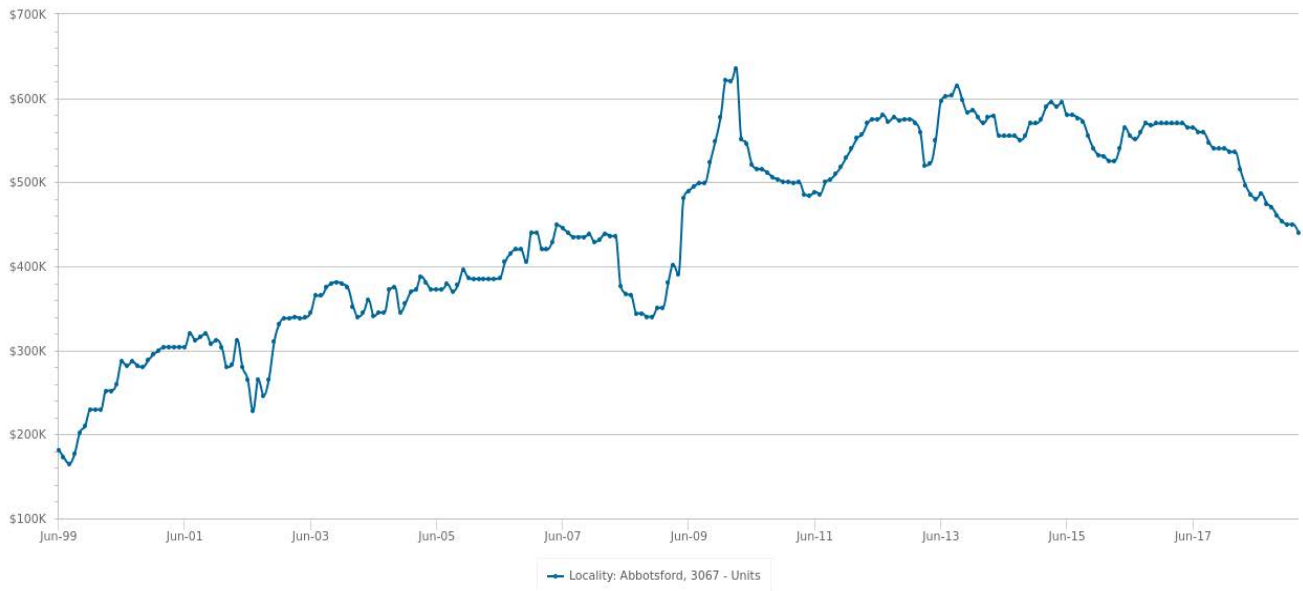


Statistics are calculated over a rolling 12 month period



# Long Term Market Trends

Median Sale Price - 20 years (Unit)



Statistics are calculated over a rolling 12 month period

PERIOD	PROPERTIES SOLD	MEDIAN PRICE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
2019	144	\$440,000	-17.9% ▼	70	262	\$465
2018	187	\$536,000	-6.0% ▼	41	264	\$450
2017	183	\$570,000	8.6% ▲	55	198	\$450
2016	230	\$525,000	-11.0% ▼	43	126	\$450
2015	285	\$590,000	3.5% ▲	41	81	\$450
2014	366	\$570,000	2.0% ▲	25	35	\$475
2013	129	\$559,000	1.2% ▲	-	24	\$440
2012	198	\$552,500	10.6% ▲	-	27	\$450
2011	254	\$499,450	-19.5% ▼	-	25	\$367
2010	68	\$620,557	63.1% ▲	68	20	\$380
2009	36	\$380,500	-13.3% ▼	-	25	\$365
2008	69	\$439,000	4.5% ▲	-	20	\$380
2007	45	\$420,000	9.1% ▲	46	14	\$350
2006	35	\$385,000	3.4% ▲	-	12	\$220
2005	43	\$372,500	5.7% ▲	-	14	-
2004	41	\$352,500	4.2% ▲	-	12	-
2003	32	\$338,200	20.8% ▲	-	1	-
2002	54	\$280,000	-7.9% ▼	-	-	-
2001	47	\$304,000	32.4% ▲	-	7	-
2000	36	\$229,626	0.7% ▲	-	15	-

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