

Comparative Market Analysis



20 Wispering Circuit Kilmore VIC 3764

Prepared on 30th January 2021

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The Proprietor
20 Whispering Circuit
Kilmore VIC 3764

30th January 2021

Dear Reader,
Thank you for the opportunity to appraise your property at 20 Whispering Circuit Kilmore VIC 3764

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,

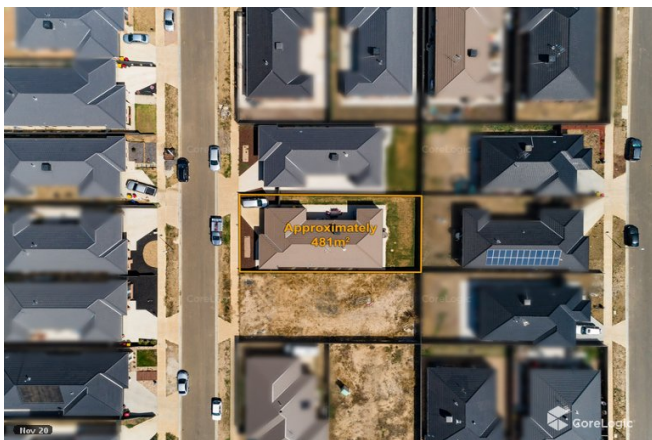
Vanessa Bruggink
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Your Property

20 Wispering Circuit Kilmore VIC 3764

4  2  2  481m²  162m² 



Your Property History

- 8 Mar, 2019 - Listed for sale at \$437,000 - \$467,000
- 11 Apr, 2017 - Sold for \$115,000
- 17 Feb, 2017 - Listed for sale at \$115,000
- 2018 - Property Built

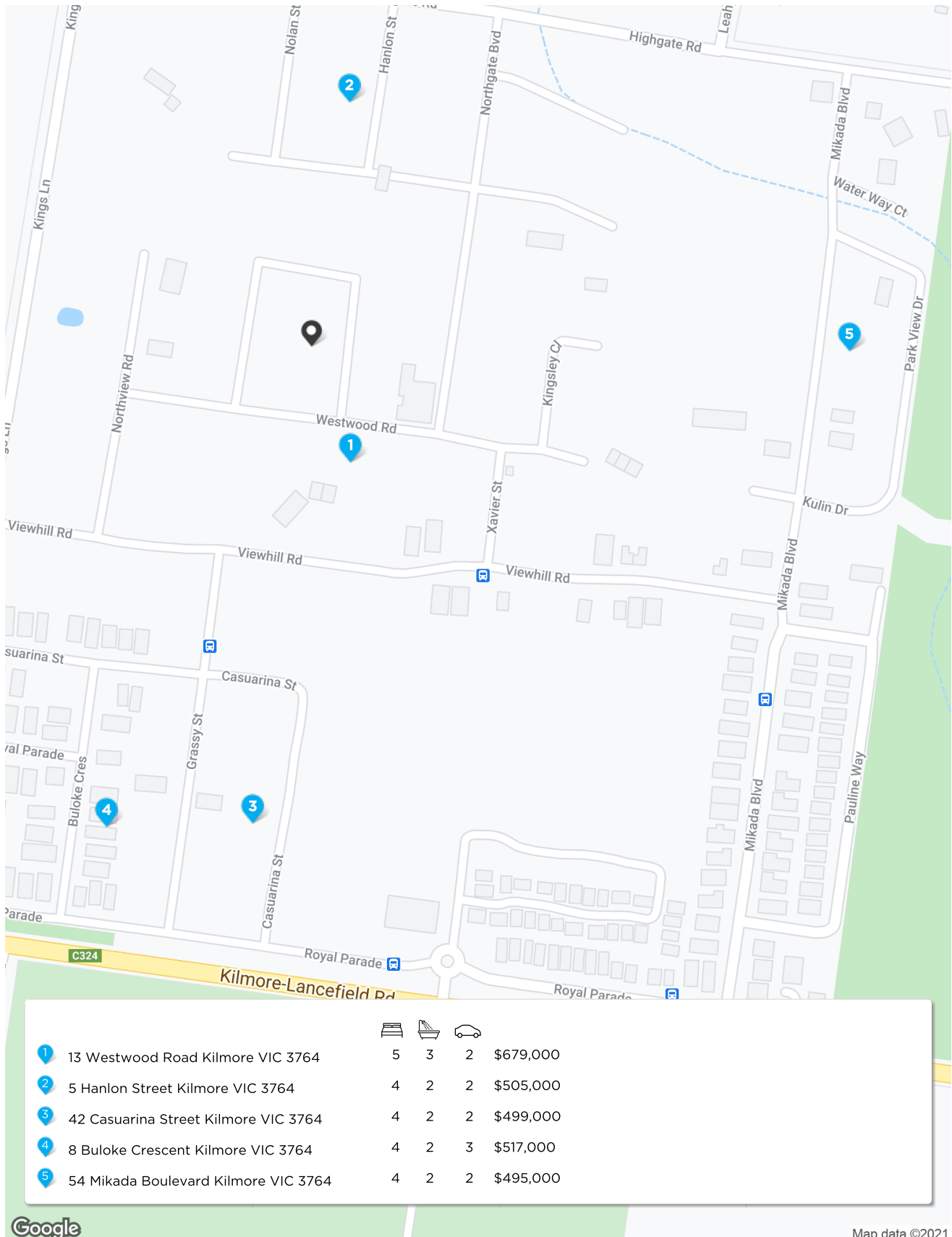
Introducing Vanessa Bruggink

Floor Plan



Nov 20

Comparables Map: Sales



Comparable Sales

1 13 Westwood Road Kilmore VIC 3764



5 Beds 3 Bathrooms 2 Carports
 544m² Land 266m² Building
 Year Built 2020 DOM 80
 Sold Date 13-Nov-20 Distance 0.1km
 First Listing \$679,000
 Last Listing \$679,000

Sold Price \$679,000

2 5 Hanlon Street Kilmore VIC 3764



4 Beds 2 Bathrooms 2 Carports
 402m² Land 175m² Building
 Year Built 2020 DOM 1
 Sold Date 02-Sep-20 Distance 0.19km
 First Listing \$499,000 - \$530,000
 Last Listing \$499,000 - \$530,000

Sold Price \$505,000

3 42 Casuarina Street Kilmore VIC 3764



4 Beds 2 Bathrooms 2 Carports
 504m² Land 168m² Building
 Year Built 2001 DOM 64
 Sold Date 27-Apr-20 Distance 0.38km
 First Listing \$480,000 - \$520,000
 Last Listing \$480,000 - \$520,000

Sold Price \$499,000

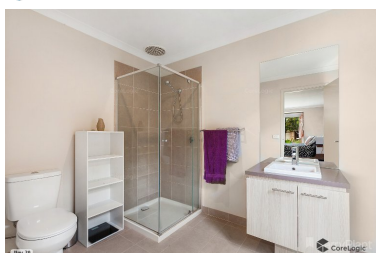
4 8 Buloke Crescent Kilmore VIC 3764



4 Beds 2 Bathrooms 3 Carports
 493m² Land 170m² Building
 Year Built 2013 DOM 32
 Sold Date 29-Nov-20 Distance 0.41km
 First Listing \$525,000 to \$550,000
 Last Listing \$525,000 to \$550,000

Sold Price \$517,000

5 54 Mikada Boulevard Kilmore VIC 3764



4 Beds 2 Bathrooms 2 Carports
 512m² Land 195m² Building
 Year Built 2015 DOM 40
 Sold Date 08-Jan-21 Distance 0.42km
 First Listing \$490,000-\$539,000
 Last Listing \$490,000-\$539,000

Sold Price ^{RS} \$495,000

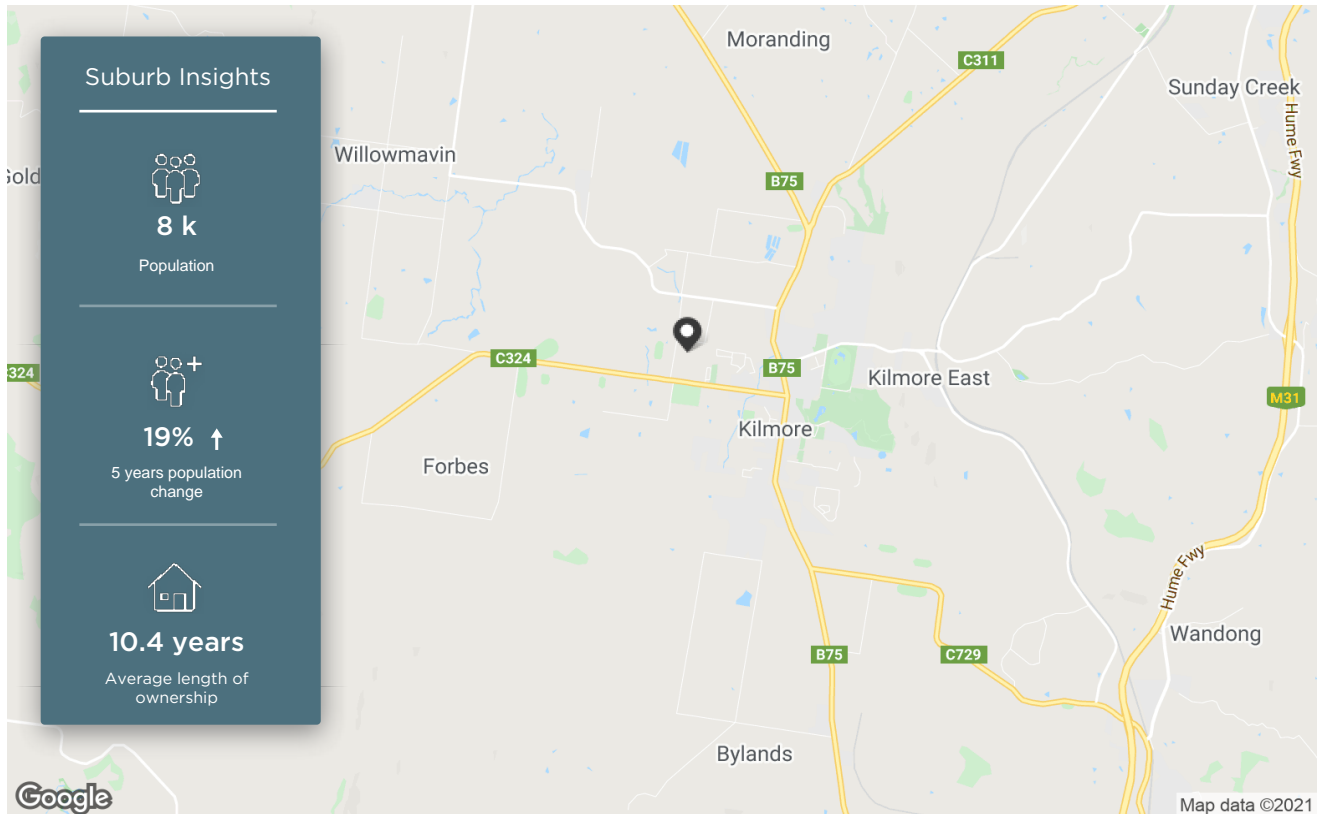
DOM = Days on market

RS = Recent sale

UN = Undisclosed Sale

Kilmore

Demographic



The size of Kilmore is approximately 58 square kilometres. It has 2 parks covering nearly 0.4% of total area. The population of Kilmore in 2011 was 6,677 people. By 2016 the population was 7,972 showing a population growth of 19.4% in the area during that time. The predominant age group in Kilmore is 10-19 years. Households in Kilmore are primarily couples with children and are likely to be repaying \$1400 - \$1799 per month on mortgage repayments. In general, people in Kilmore work in a trades occupation. In 2011, 74.8% of the homes in Kilmore were owner-occupied compared with 72.1% in 2016. Currently the median sales price of houses in the area is \$460,000.

HOUSEHOLD STRUCTURE		HOUSEHOLD OCCUPANCY		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
Childless Couples	35.7	Owns Outright	31.6	0-15.6K	3.4	0-9	13.5
Couples with Children	45.5	Purchaser	40.5	15.6-33.8K	14.9	10-19	15.7
Single Parents	17.4	Renting	24.0	33.8-52K	15.1	20-29	10.8
Other	1.4	Other	1.3	52-78K	15.6	30-39	11.2
		Not Stated	2.5	78-130K	23.7	40-49	14.0
				130-182K	10.1	50-59	12.0
				182K+	5.7	60-69	10.5
						70-79	8.0
						80-89	3.5
						90-99	0.7

Local Schools



	SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
	Kilmore Primary School	1.6km	Primary	Mixed	Government	0-6
	St Patrick's Primary School 1 Conway Street Kilmore VIC 3764	1.86km	Primary	Mixed	Non-Government	0-6
	Assumption College 39 Sutherland Street Kilmore VIC 3764	1.94km	Secondary	Mixed	Non-Government	7-12
	TKIS Sutherland Street Campus 40-48 Sutherland Street Kilmore VIC 3764	2.01km	Combined	Mixed	Non-Government	0-0
	The Kilmore International School 32-42 White Street Kilmore VIC 3764	2.36km	Combined	Mixed	Non-Government	3-12



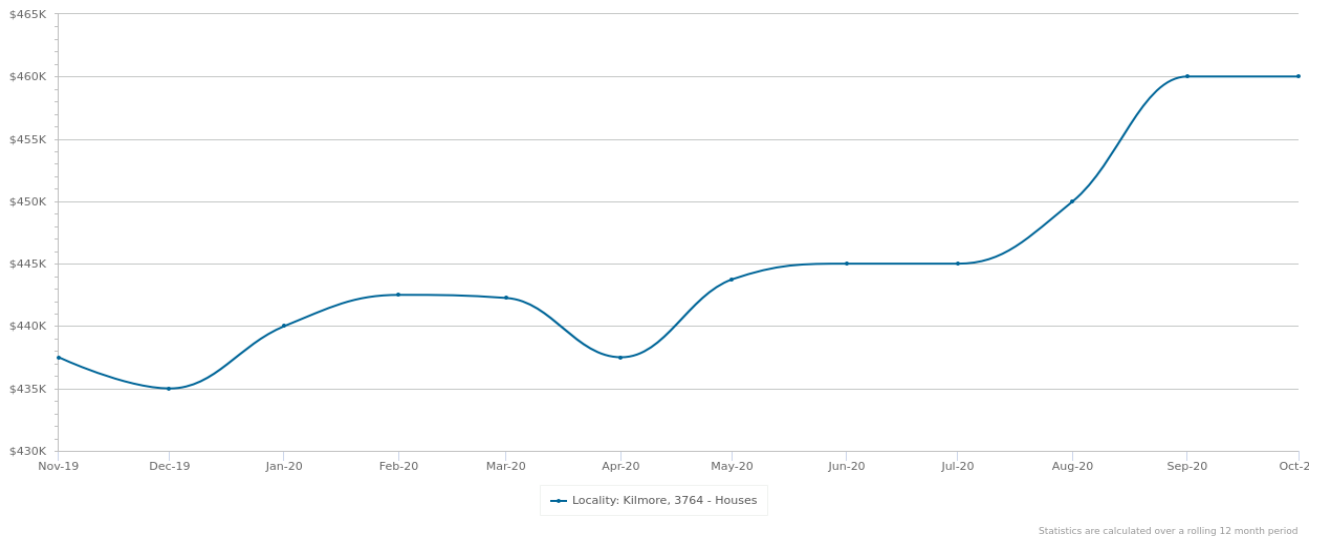
Property is within school catchment area



Property is outside school catchment area

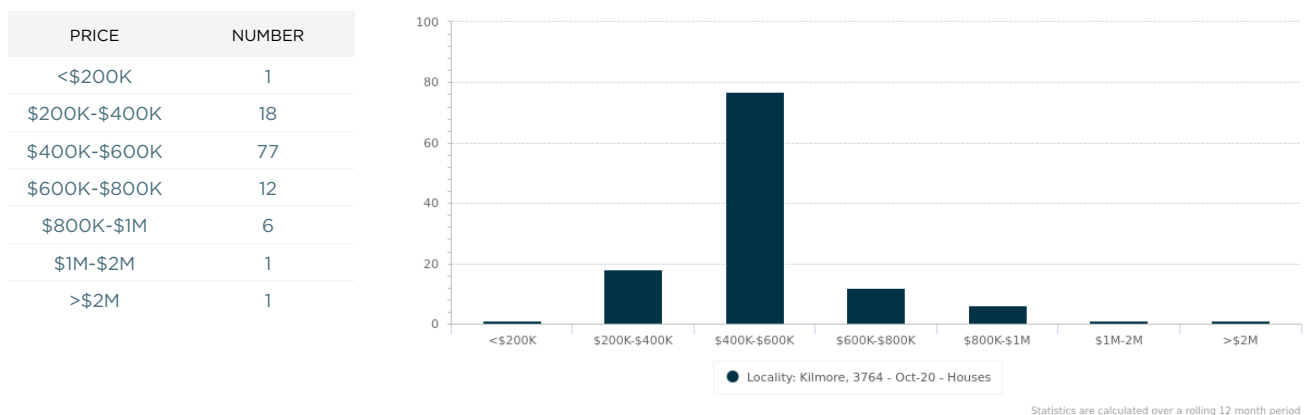
Recent Market Trends

Median Sale Price - 12 months (House)



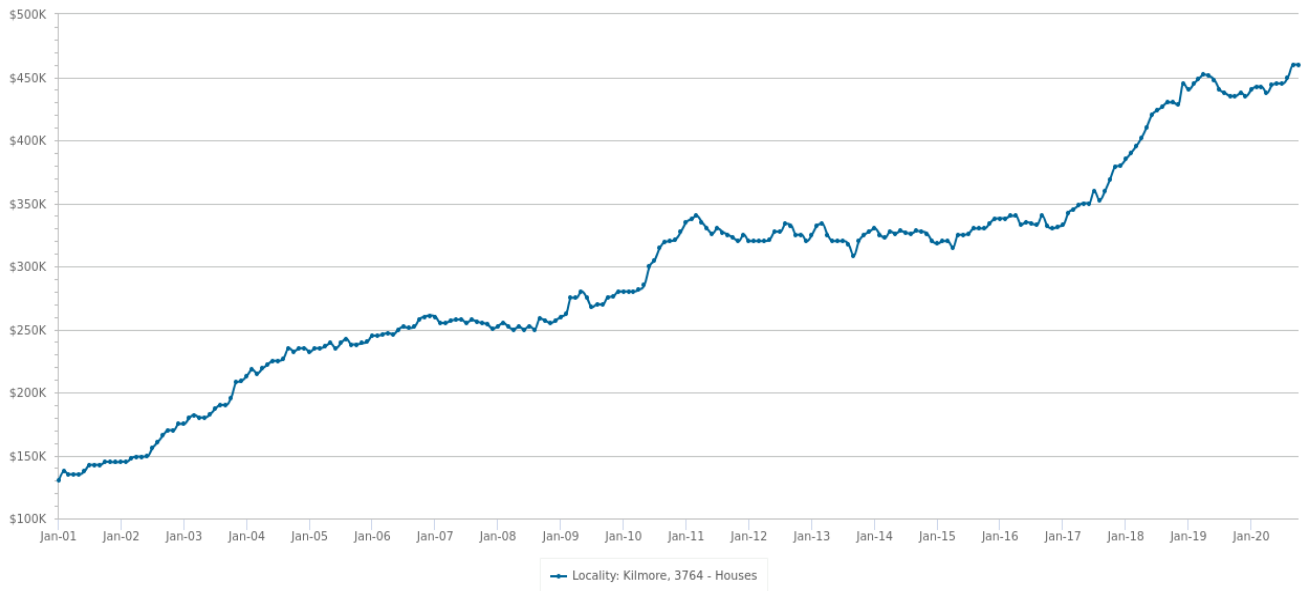
PERIOD	PROPERTIES SOLD	MEDIAN PRICE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
Oct 2020	6	\$460,000	0.0%	38	70	\$360
Sep 2020	14	\$460,000	2.2% ▲	38	37	\$360
Aug 2020	5	\$450,000	1.1% ▲	42	42	\$360
Jul 2020	9	\$445,000	0.0%	48	44	\$370
Jun 2020	10	\$445,000	0.3% ▲	54	44	\$370
May 2020	13	\$443,750	1.4% ▲	54	44	\$365
Apr 2020	7	\$437,500	-1.1% ▼	52	46	\$360
Mar 2020	13	\$442,250	-0.1% ▼	51	53	\$360
Feb 2020	9	\$442,500	0.6% ▲	55	61	\$360
Jan 2020	10	\$440,000	1.1% ▲	56	50	\$360
Dec 2019	8	\$435,000	-0.6% ▼	53	52	\$360
Nov 2019	13	\$437,500	0.6% ▲	52	57	\$360

Sales by Price - 12 months (House)



Long Term Market Trends

Median Sale Price - 20 years (House)

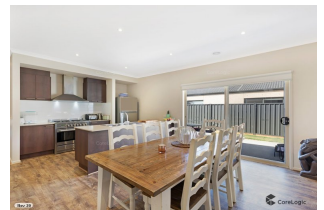
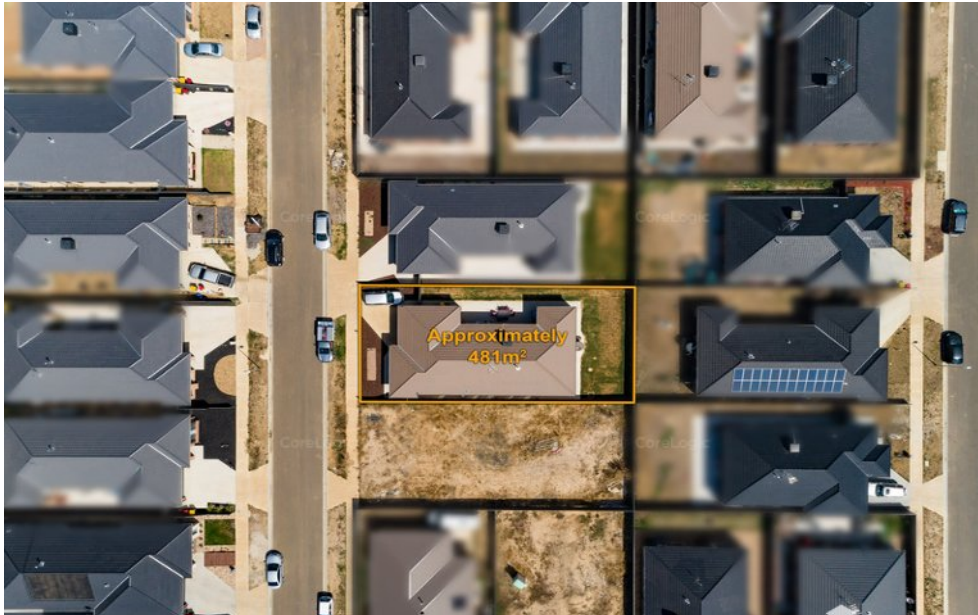


Statistics are calculated over a rolling 12 month period

PERIOD	PROPERTIES SOLD	MEDIAN PRICE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
2020	117	\$460,000	5.7% ▲	38	193	\$370
2019	128	\$435,000	1.2% ▲	47	187	\$360
2018	166	\$430,000	16.5% ▲	19	222	\$350
2017	152	\$369,000	11.1% ▲	26	226	\$330
2016	136	\$332,000	0.6% ▲	48	285	\$320
2015	125	\$330,000	0.8% ▲	42	245	\$310
2014	98	\$327,500	2.3% ▲	64	197	\$300
2013	92	\$320,000	-1.5% ▼	48	163	\$300
2012	94	\$325,000	0.8% ▲	54	143	\$317
2011	84	\$322,500	0.8% ▲	60	143	\$305
2010	109	\$320,000	16.2% ▲	42	138	\$290
2009	122	\$275,500	7.2% ▲	46	112	\$260
2008	103	\$257,000	0.8% ▲	52	117	\$250
2007	126	\$255,000	-1.2% ▼	88	134	\$230
2006	113	\$258,000	8.4% ▲	54	108	\$220
2005	101	\$238,000	2.4% ▲	54	51	\$222
2004	105	\$232,500	18.9% ▲	65	30	-
2003	74	\$195,500	15.0% ▲	-	19	-
2002	73	\$170,000	17.2% ▲	-	-	-
2001	74	\$145,000	10.1% ▲	-	-	-

Summary

20 Wispering Circuit Kilmore VIC 3764



Appraisal price range

Notes from your agent

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