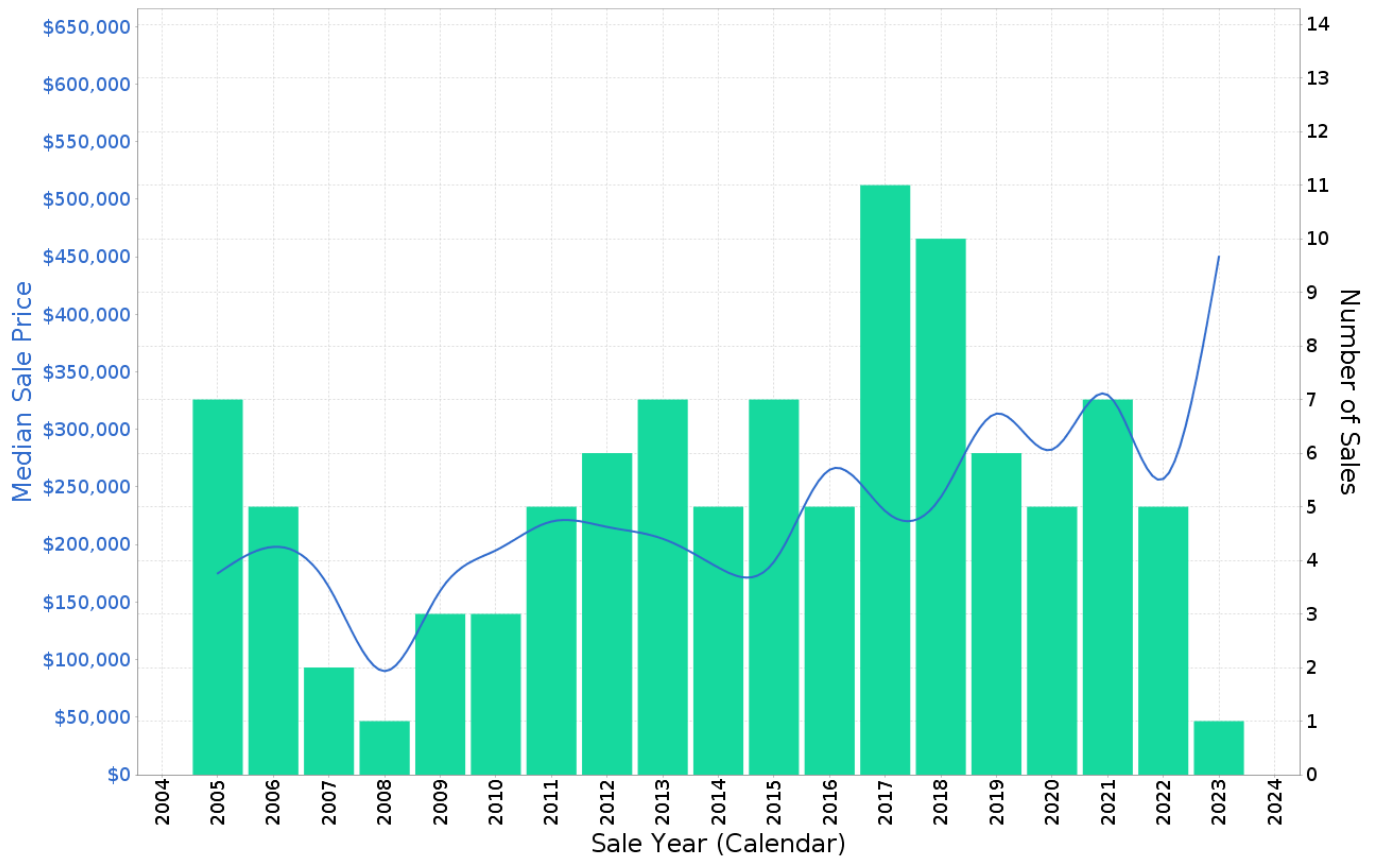


Sales & Growth Chart (Unit)

Year	No. of Sales	Average	Median	Growth	Low	High
2005	7	\$ 186,786	\$ 175,000		\$ 45,000	\$ 470,000
2006	5	\$ 186,000	\$ 198,000	13.1 %	\$ 140,000	\$ 230,000
2007	2	\$ 163,000	\$ 163,000	-17.7 %	\$ 140,000	\$ 186,000
2008	1	\$ 90,000	\$ 90,000	-44.8 %	\$ 90,000	\$ 90,000
2009	3	\$ 179,333	\$ 160,000	77.8 %	\$ 133,000	\$ 245,000
2010	3	\$ 194,333	\$ 195,000	21.9 %	\$ 180,000	\$ 208,000
2011	5	\$ 228,600	\$ 220,000	12.8 %	\$ 190,000	\$ 290,000
2012	6	\$ 174,250	\$ 215,250	-2.2 %	\$ 28,000	\$ 280,000
2013	7	\$ 209,286	\$ 205,000	-4.8 %	\$ 150,000	\$ 282,000
2014	5	\$ 206,500	\$ 180,000	-12.2 %	\$ 135,000	\$ 324,500
2015	7	\$ 196,214	\$ 185,000	2.8 %	\$ 135,000	\$ 265,000
2016	5	\$ 265,000	\$ 265,000	43.2 %	\$ 224,000	\$ 315,000
2017	11	\$ 256,682	\$ 229,000	-13.6 %	\$ 160,000	\$ 450,000
2018	10	\$ 229,750	\$ 241,250	5.3 %	\$ 135,000	\$ 310,000
2019	6	\$ 317,917	\$ 313,750	30.1 %	\$ 190,000	\$ 460,000
2020	5	\$ 285,900	\$ 282,500	-10.0 %	\$ 239,000	\$ 330,000
2021	7	\$ 341,857	\$ 330,000	16.8 %	\$ 300,000	\$ 417,000
2022	5	\$ 269,400	\$ 257,000	-22.1 %	\$ 100,000	\$ 450,000
2023	1	\$ 450,000	\$ 450,000	75.1 %	\$ 450,000	\$ 450,000



Nearby Comparable Sold Properties

There are 3 sold properties selected within the radius of 3000.0m from the focus property. The lowest sale price is \$450,000 and the highest sale price is \$450,000 with a median sale price of \$450,000. Days listed ranges from 281 to 281 days with the average currently at 281 days for these selected properties.

1 ELGIN ST, MYRTLEFORD, VIC 3737

Distance from Property: 454m  2  1  1






Property Type: Unit
Area: 447 m²
Area \$/m²:
RPD: 1//SP31793

Sale Price: **Price Withheld (Agents Advice -**
Sale Date: 13/02/2023 Days to Sell: **281 Days**
Last Price: \$485,000 Chg %:
First Price: \$539,000 (Under Offer) Chg %:

Features: BUILD YR: 1996, WALL TYPE: BRICK, ROOF TYPE: TILE, AIR CONDITIONED, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT

5/40 DUKE ST, MYRTLEFORD, VIC 3737

Distance from Property: 465m  2  -  -



Property Type: Unit
Area: 228 m²
Area \$/m²: \$1,976
RPD: 5//SP31793

Sale Price: **\$450,000 (Normal Sale)**
Sale Date: 02/02/2023 Days to Sell: **N/A**
Last Price: Chg %:
First Price: Chg %:

Features:

2/23 ELGIN ST, MYRTLEFORD, VIC 3737

Distance from Property: 799m  2  1  1



Property Type: Unit
Area: 170 m²
Area \$/m²: \$2,646
RPD: 2//RP10890

Sale Price: **\$450,000 (Normal Sale)**
Sale Date: 09/12/2022 Days to Sell: **N/A**
Last Price: Chg %:
First Price: Chg %:

Features:

6/69 PRINCE STREET, MYRTLEFORD, VIC 3737



Appraisal Price

This market analysis has been prepared on 09/03/2023 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:

\$419,000 to \$435,000

Contact your agent for further information:



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