

# COMPARATIVE MARKET ANALYSIS

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142 RIPPLEBROOK DRIVE, BROADMEADOWS, VIC 3047

PREPARED BY BOMBAY REAL ESTATE PTY LTD, 244 EPPING ROAD WOLLERT



Ali Shahbazi; Maryam Sedghifar  
142 Ripplebrook Drive  
Broadmeadows, VIC, 3047

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

Bombay Real Estate Pty Ltd  
244 Epping Road Wollert  
Email: [ravi.kapoor@bombayre.com.au](mailto:ravi.kapoor@bombayre.com.au)  
Phone: 0394663075

# 142 RIPPLEBROOK DRIVE, BROADMEADOWS, VIC 3047



## Owner Details

Owner Name(s): THE PROPRIETORS  
 Owner Address: N/A  
 Phone(s):

Owner Type: Owner Occupied

## Property Details

Property Type: House - N/A  
 RPD: 1074//LP97151 (9110283)

Land Use: DETACHED DWELLING (UNSPECIFIED)  
 Zoning  
 Council: HUME CITY  
 Features: Improvements: Dishwasher

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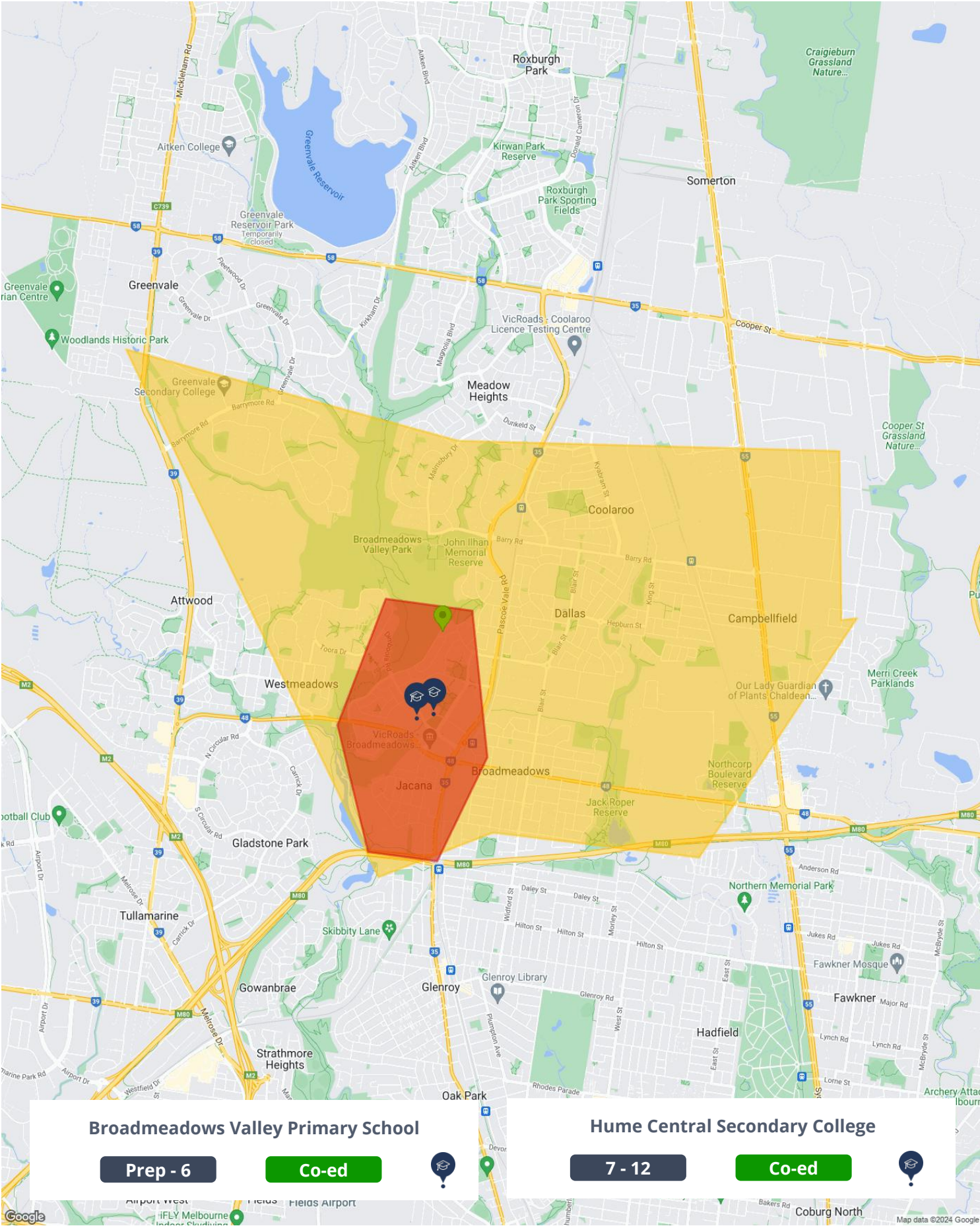
Area: 691 m<sup>2</sup>  
 Area \$/m<sup>2</sup>: \$810  
 Water/Sewerage:  
 Property ID: 6451706 / VIC279108  
 UBD Ref: UBD Ref: 162 E11

## Sales History

Sale Amount:	Sale Date:	Vendor:	Area:	Sale Type:	Related:
\$ 560,000	02/02/2023	THE PROPRIETORS	691 m <sup>2</sup>	Normal Sale	No
\$ 320,000	29/05/2012	THE PROPRIETORS	691 m <sup>2</sup>	Normal Sale	No
\$ 213,000	09/02/2007	THE PROPRIETORS	691 m <sup>2</sup>	Normal Sale	No
\$ 0	10/08/2001	THE PROPRIETORS	691 m <sup>2</sup>	Normal Sale	No

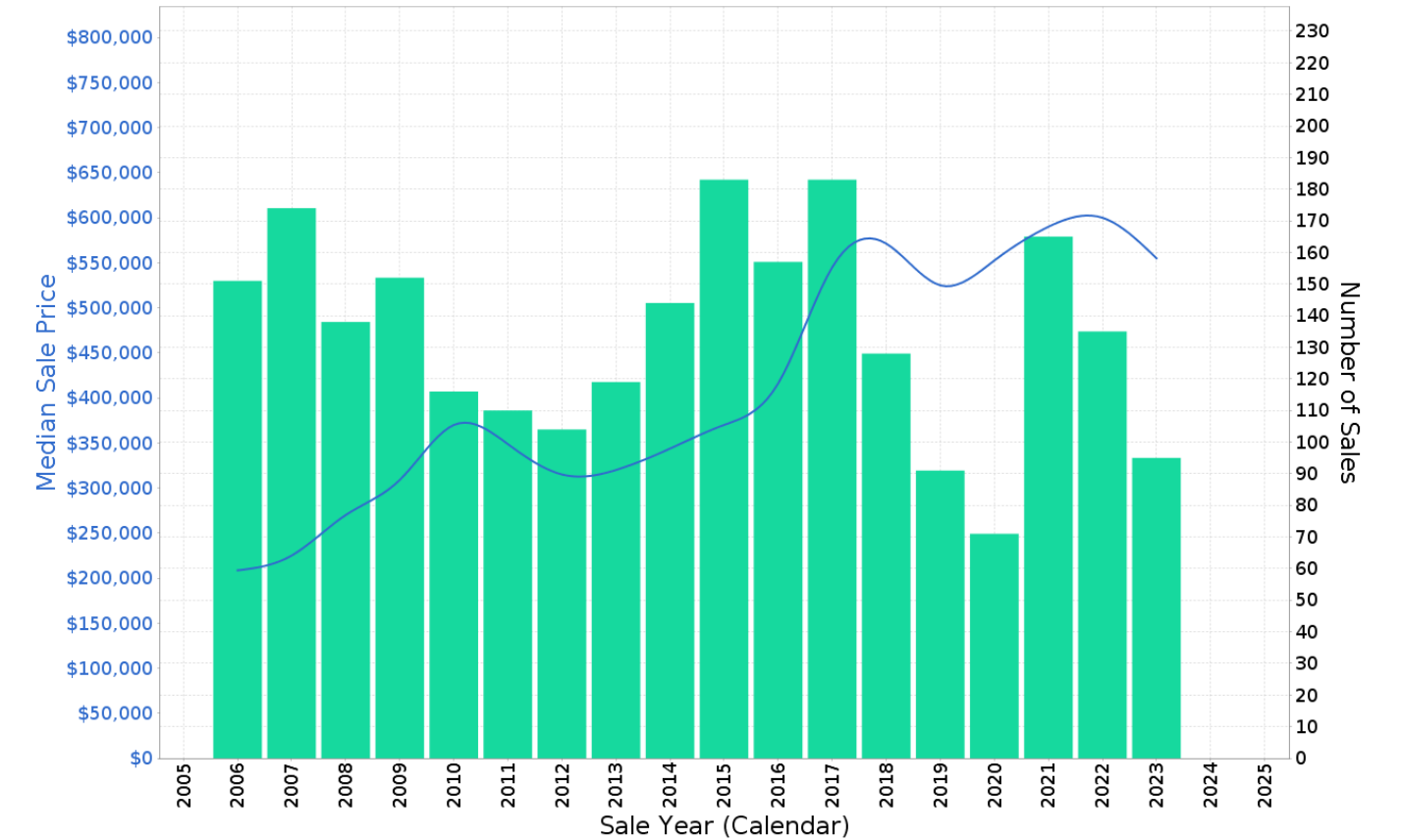


# School Catchment Areas

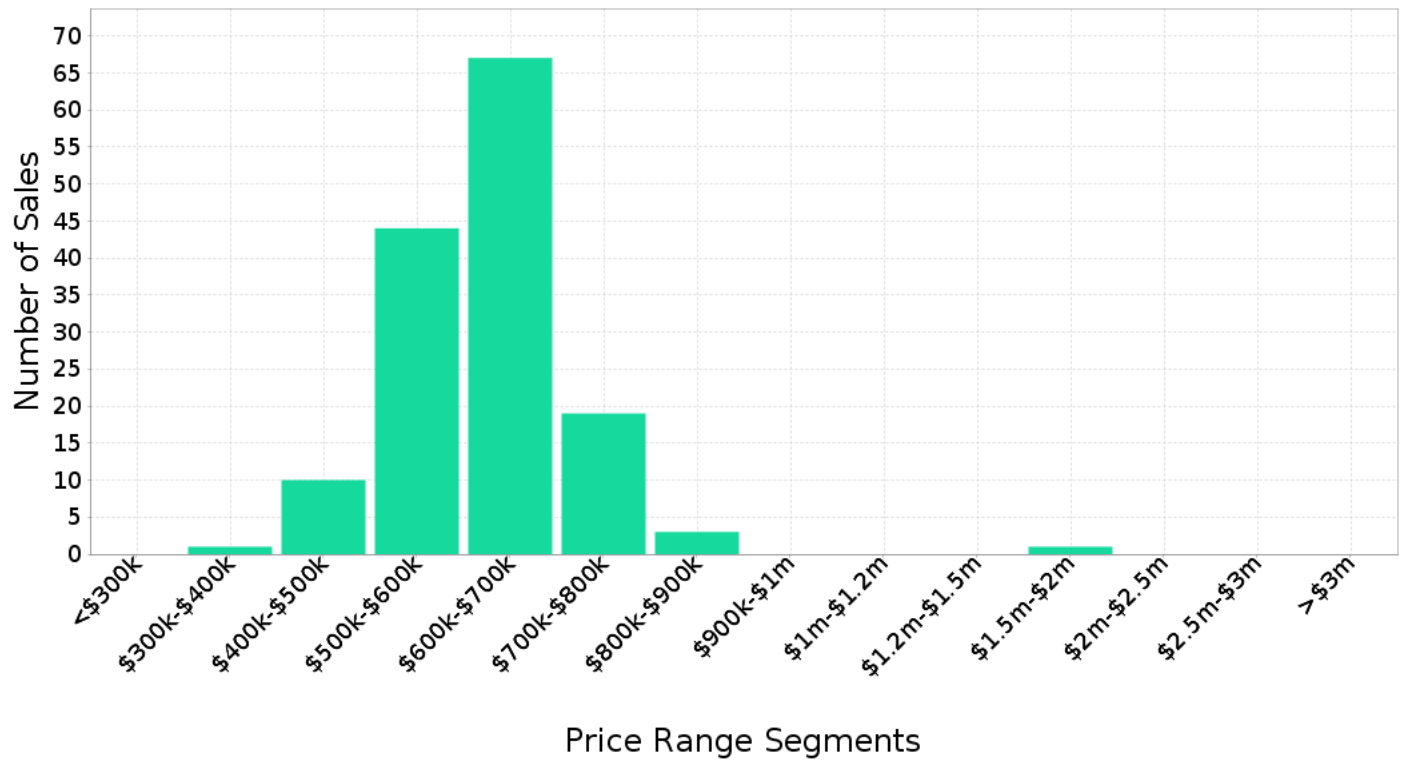


# Sales & Growth Chart (House)

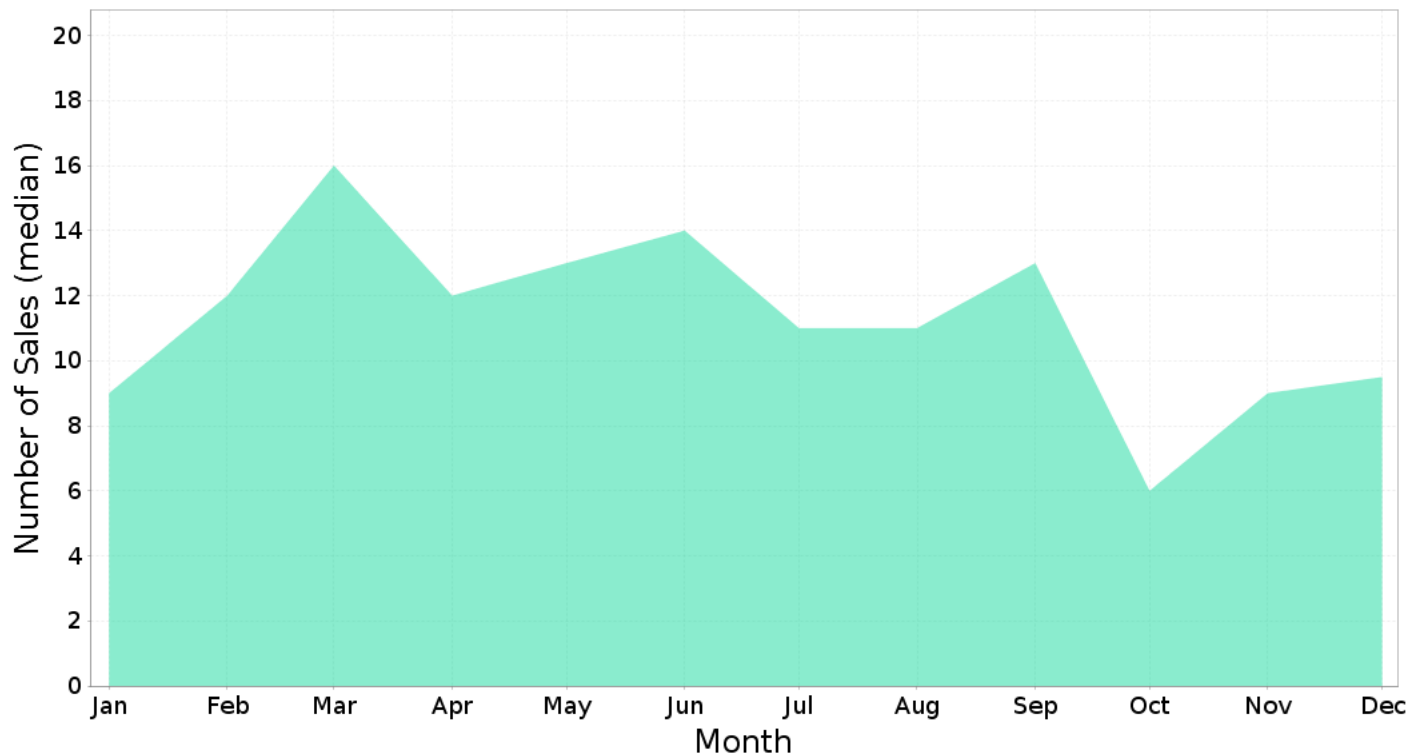
Year	No. of Sales	Average	Median	Growth	Low	High
2006	151	\$ 229,746	\$ 208,520		\$ 9,000	\$ 2,558,745
2007	174	\$ 254,680	\$ 225,000	7.9 %	\$ 100,000	\$ 3,690,500
2008	138	\$ 292,515	\$ 270,000	20.0 %	\$ 150,000	\$ 1,239,700
2009	152	\$ 325,968	\$ 309,000	14.4 %	\$ 13,932	\$ 2,816,000
2010	116	\$ 375,907	\$ 370,000	19.7 %	\$ 4,000	\$ 820,000
2011	110	\$ 346,510	\$ 348,750	-5.7 %	\$ 9,580	\$ 780,000
2012	104	\$ 312,762	\$ 315,000	-9.7 %	\$ 150,000	\$ 420,000
2013	119	\$ 324,588	\$ 320,000	1.6 %	\$ 130,000	\$ 570,000
2014	144	\$ 346,288	\$ 343,750	7.4 %	\$ 61,000	\$ 1,125,000
2015	183	\$ 374,253	\$ 370,000	7.6 %	\$ 195,000	\$ 820,000
2016	157	\$ 420,019	\$ 416,000	12.4 %	\$ 275,000	\$ 782,200
2017	183	\$ 553,786	\$ 545,000	31.0 %	\$ 205,000	\$ 1,335,000
2018	128	\$ 577,329	\$ 571,250	4.8 %	\$ 360,000	\$ 950,000
2019	91	\$ 579,313	\$ 525,000	-8.1 %	\$ 77,500	\$ 6,353,000
2020	71	\$ 549,891	\$ 552,500	5.2 %	\$ 220,000	\$ 900,000
2021	165	\$ 581,633	\$ 590,000	6.8 %	\$ 277,000	\$ 982,500
2022	135	\$ 614,506	\$ 600,000	1.7 %	\$ 365,000	\$ 1,640,000
2023	95	\$ 557,263	\$ 555,000	-7.5 %	\$ 250,000	\$ 1,086,000
2024	0					



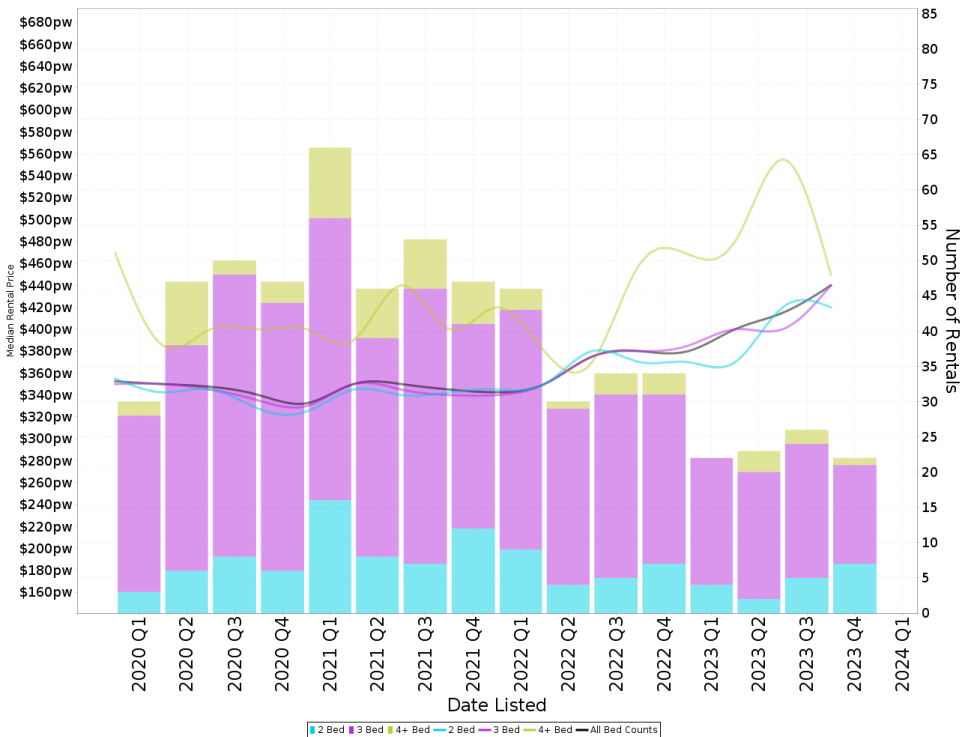
## Price Segmentation



## Peak Selling Periods



# Median Weekly Rents (Houses)



## Suburb Sale Price Growth

**-7.5%**

Current Median Price: \$555,000  
Previous Median Price: \$600,000

Based on 230 registered House sales compared over the last two rolling 12 month periods.

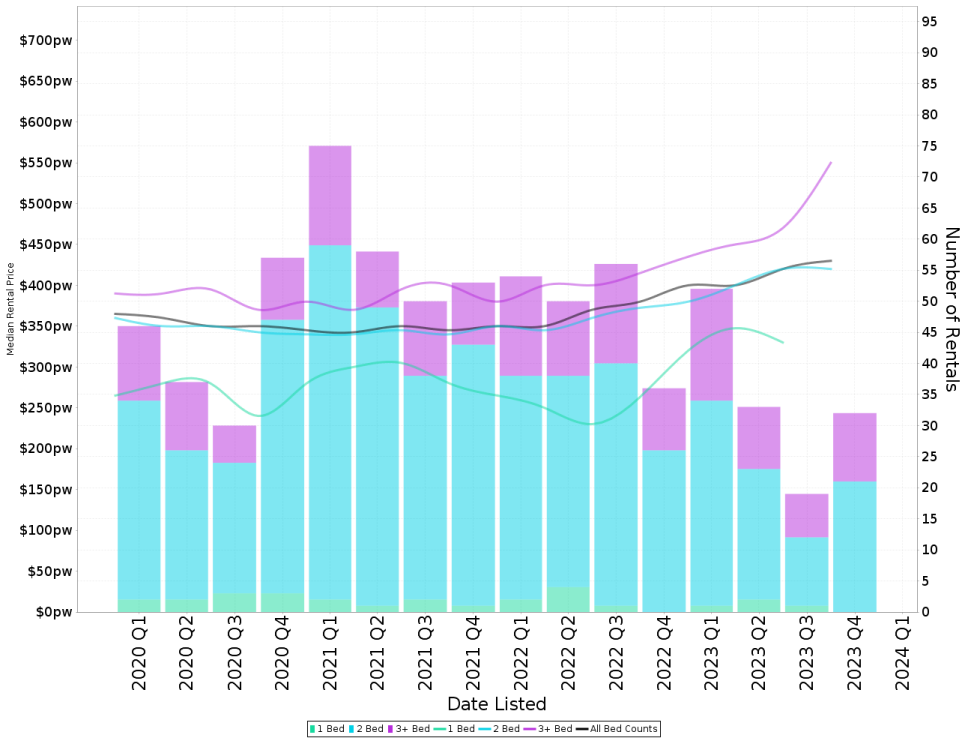
## Suburb Rental Yield

**+3.7%**

Current Median Price: \$555,000  
Current Median Rent: \$400

Based on 93 registered House rentals compared over the last 12 months.

# Median Weekly Rents (Units)



## Suburb Sale Price Growth

**+1.1%**

Current Median Price: \$460,000  
Previous Median Price: \$455,000

Based on 201 registered Unit sales compared over the last two rolling 12 month periods.

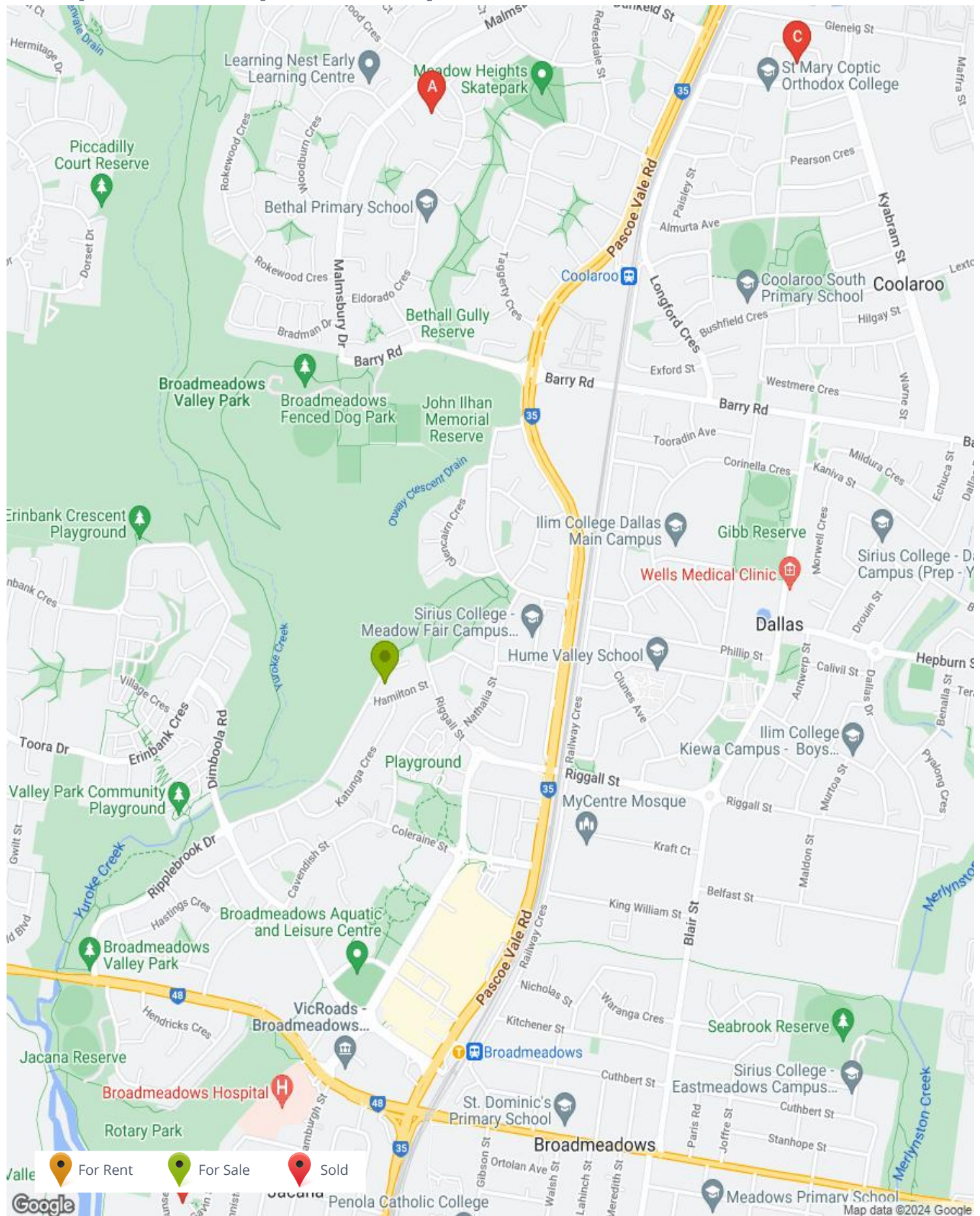
## Suburb Rental Yield

**+4.7%**

Current Median Price: \$460,000  
Current Median Rent: \$420

Based on 136 registered Unit rentals compared over the last 12 months.







## Nearby Comparable Sold Properties

There are 3 sold properties selected within the radius of 500.0m from the focus property. The lowest sale price is \$395,000 and the highest sale price is \$494,000 with a median sale price of \$476,000. Days listed ranges from 62 to 112 days with the average currently at 87 days for these selected properties.

### 13 SHANDEEN CRT, MEADOW HEIGHTS, VIC 3048

UBD Ref: Melbourne - 162 E4  
Distance from Property: 1.8km



Property Type: House  
Area: 648 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$762  
RPD: 392//LP127524

Features:

Sale Price: **\$494,000 (Normal Sale)**  
Sale Date: 25/03/2019 Days to Sell: **62 Days**  
Last Price: Contact Agent Chg %:  
First Price: \$540,000 - \$580,000 Chg %: **-8.5%**



### 51 EMU PDE, JACANA, VIC 3047

UBD Ref: Melbourne - 162 B18  
Distance from Property: 1.8km



Property Type: House  
Area: 668 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$713  
RPD: 374//LP54841

Features:

Sale Price: **\$476,000 (Normal Sale)**  
Sale Date: 08/03/2019 Days to Sell: **112 Days**  
Last Price: UNDER CONTRACT Chg %:  
First Price: \$540,000 - \$570,000 Chg %: **-11.9%**



### 5 ELM CRT, COOLAROO, VIC 3048

UBD Ref: Melbourne - 162 L3  
Distance from Property: 2.4km



Property Type: House  
Area: 632 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$625  
RPD: 921//LP96982

Features:

Sale Price: **\$395,000 (Normal Sale)**  
Sale Date: 02/03/2019 Days to Sell:  
Last Price: Chg %:  
First Price: Chg %:



## 142 RIPPLEBROOK DRIVE, BROADMEADOWS, VIC 3047



### Appraisal Price

This market analysis has been prepared on 15/01/2024 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:

**\$550,000 to \$605,000**

### Contact your agent for further information:

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Mobile:  
Office: Bombay Real Estate Pty Ltd  
Office Phone: 0394663075  
Email: ravi.kapoor@bombayre.com.au