



20 BAYVISTA CIRCUIT POINT COOK VIC 3030

Prepared on 19th March 2025

Helen Wang
BigginScott - Wyndham City

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The Proprietor
Bayvista Circuit
Point Cook VIC 3030

11th September 2024

Dear Proprietor,

Thank you for the opportunity to appraise your property at Whalers Street, Point Cook, Vic 3030

BigginScott Point Cook is a dedicated mid-sized team, with a track record of selling nearly 100 properties annually, combining extensive professional experience with deep local knowledge and a comprehensive understanding of the real estate market. We excel at identifying key selling points of properties, tailoring marketing strategies to each unique situation, and assisting vendors in achieving their optimal real estate goals.

To establish a market value, We 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 us on the details below.

We look forward to working with you to achieve your real estate goals.

Yours Sincerely,

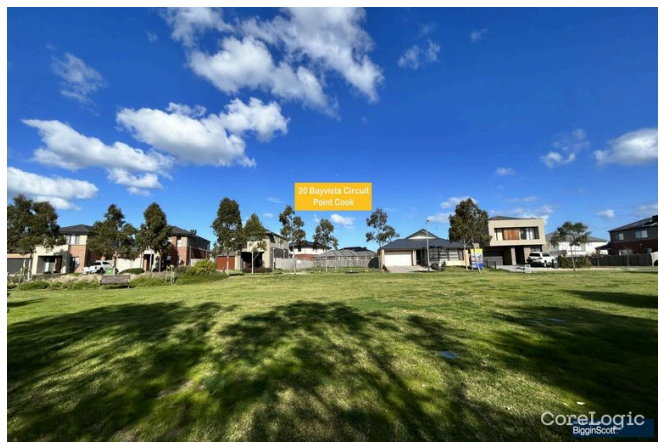
Helen Wang
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BigginScott Wyndham City
Address: 108/22-30 Wallace Ave., Point Cook

Your Property

20 BAYVISTA CIRCUIT POINT COOK VIC 3030

-  -  -  475m²  - 



Your Property History

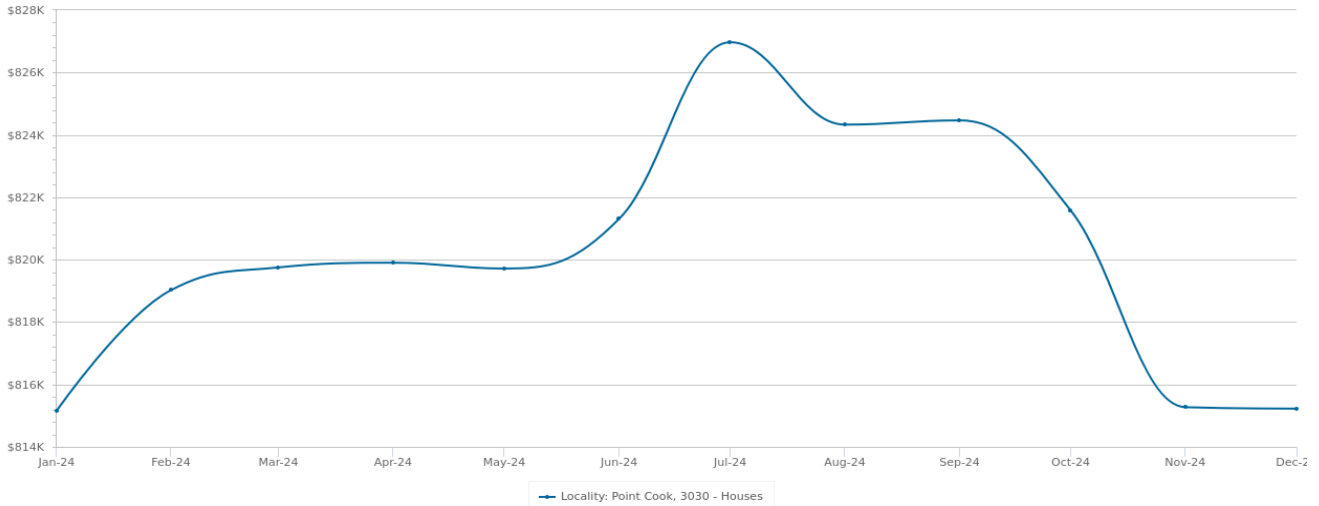
- 22 Aug, 2024 - Listed for sale at \$740,000-780,000
- 25 Jul, 2022 - Listed for sale as Contact Tracey 0450 094 7500
- 19 Jul, 2017 - Sold for \$504,000
- 7 Jul, 2017 - DA of House/Single Dwell for \$284,778

Introducing Helen Wang

Helen Wang is a dedicated agent, a former architect and MIEA. In her real estate practice, she approaches the sales process with the precision of architectural design. Beginning with meticulous appraisal to identify each property's attributes and its optimal value, she crafts custom marketing strategies tailored to diverse client needs with a focus of targeting the exact buyers. By her expertise and effective communication with both buyers and vendors, Helen ensures successful transactions.

Recent Market Trends

Median Value - 12 Months (House)

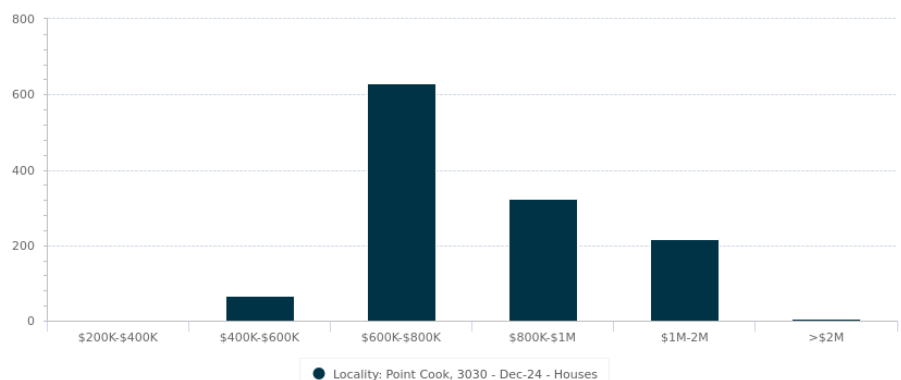


Statistics are calculated at the end of the displayed month

PERIOD	PROPERTIES SOLD	MEDIAN VALUE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
Dec 2024	86	\$815,224	-0.0%	39	328	\$560
Nov 2024	121	\$815,270	-0.8% ▼	38	424	\$560
Oct 2024	127	\$821,576	-0.4% ▼	36	488	\$560
Sep 2024	104	\$824,465	0.0%	35	449	\$560
Aug 2024	112	\$824,328	-0.3% ▼	34	445	\$560
Jul 2024	104	\$826,969	0.7% ▲	33	422	\$550
Jun 2024	92	\$821,313	0.2% ▲	31	416	\$550
May 2024	122	\$819,716	-0.0%	31	416	\$550
Apr 2024	93	\$819,902	0.0%	31	381	\$550
Mar 2024	101	\$819,753	0.1% ▲	32	342	\$540
Feb 2024	109	\$819,029	0.5% ▲	32	366	\$530
Jan 2024	75	\$815,163	0.2% ▲	32	348	\$520

Sales by Price - 12 months (House)

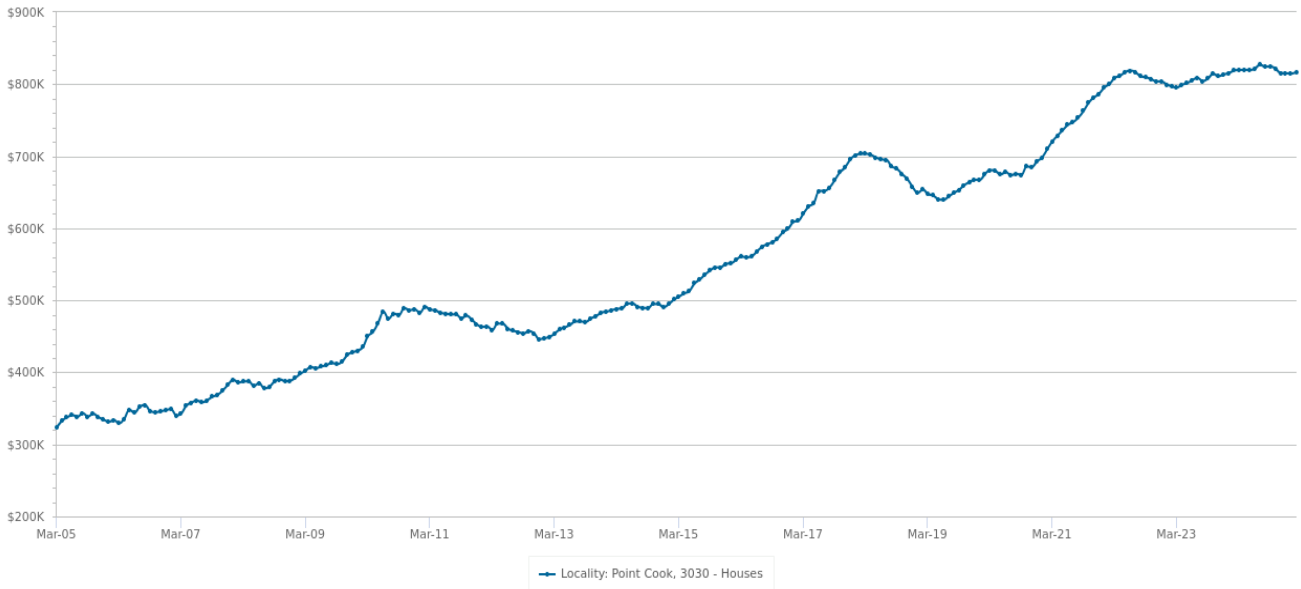
PRICE	NUMBER
<200K	0
\$200K-\$400K	2
\$400K-\$600K	66
\$600K-\$800K	630
\$800K-\$1M	324
\$1M-\$2M	216
>\$2M	6



Statistics are calculated over a rolling 12 month period

Long Term Market Trends

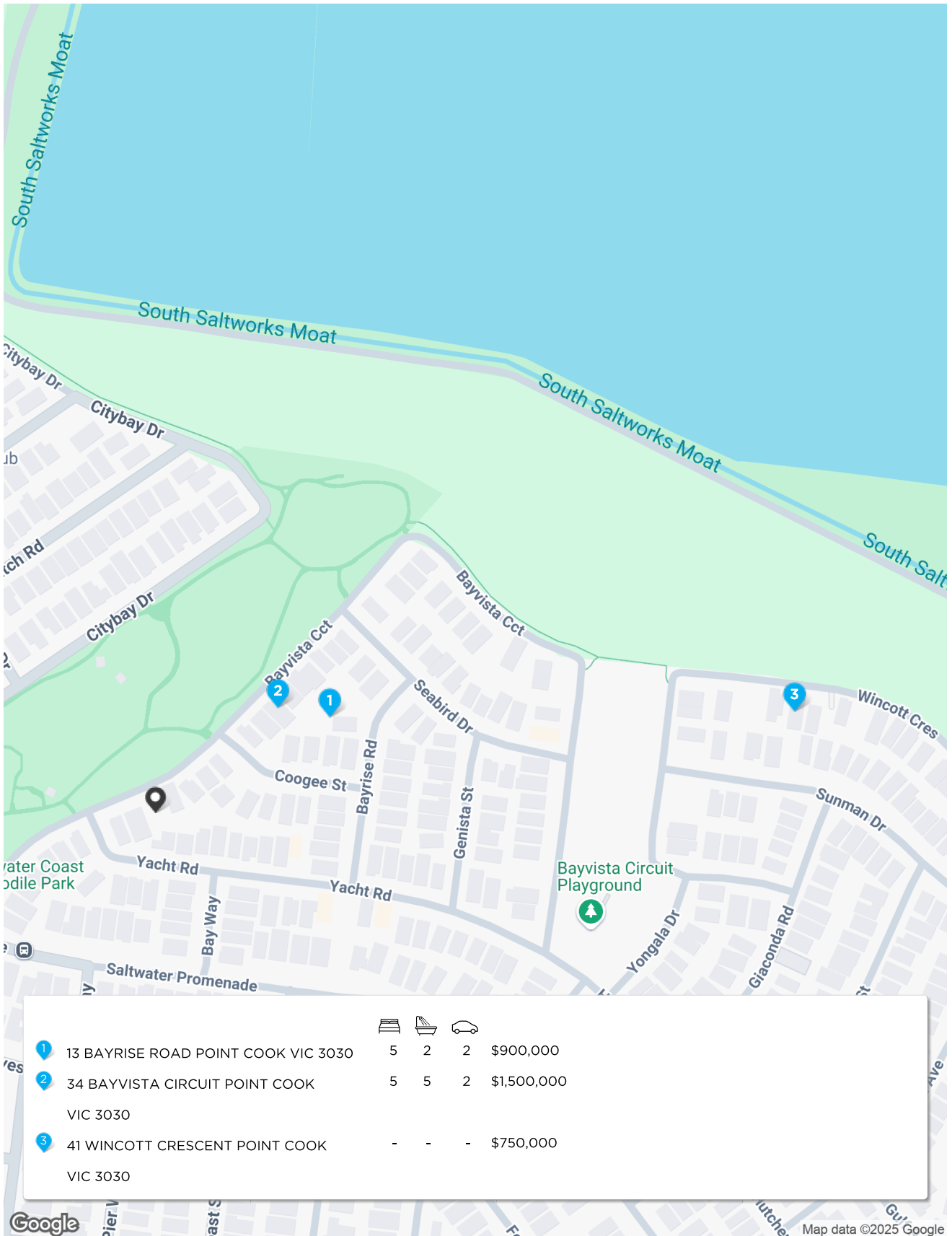
Median Value - 20 Years (House)



Statistics are calculated at the end of the displayed month

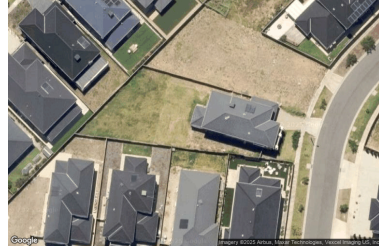

















PERIOD	PROPERTIES SOLD	MEDIAN VALUE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
2025	-	\$817,095	-0.2% ▼	-	1432	\$570
2024	1246	\$819,029	2.8% ▲	39	1380	\$530
2023	1109	\$796,682	-0.5% ▼	32	1323	\$450
2022	1161	\$800,344	12.6% ▲	29	1609	\$410
2021	1415	\$710,671	5.2% ▲	26	1163	\$400
2020	792	\$675,694	3.4% ▲	49	1338	\$410
2019	925	\$653,661	-7.1% ▼	44	1426	\$410
2018	939	\$703,332	15.2% ▲	35	1525	\$400
2017	1382	\$610,530	9.7% ▲	29	1621	\$390
2016	1421	\$556,302	11.0% ▲	32	1883	\$380
2015	1512	\$501,269	3.1% ▲	40	1584	\$370
2014	962	\$486,377	8.2% ▲	50	1448	\$360
2013	699	\$449,401	-3.0% ▼	49	1452	\$350
2012	640	\$463,525	-5.6% ▼	57	1238	\$350
2011	705	\$491,235	12.8% ▲	64	687	\$360
2010	855	\$435,485	9.3% ▲	38	560	\$350
2009	750	\$398,548	3.3% ▲	39	516	\$340
2008	572	\$385,914	13.4% ▲	44	453	\$310
2007	807	\$340,300	2.0% ▲	44	426	\$290
2006	512	\$333,647	0.1% ▲	57	324	\$280

Comparables Map: Sales



* This data point was edited by the author of this CMA and has not been verified by CoreLogic

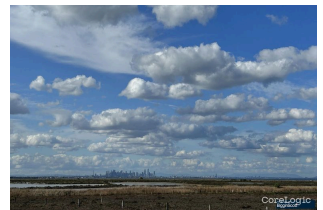
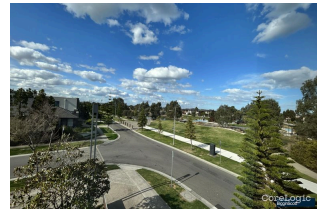
Comparable Sales

1	13 BAYRISE ROAD POINT COOK VIC 3030	Sold \$900,000
	<p>  5  2  2  759m²  - Year Built 2011 DOM 20 Sold Date 09-May-24 Distance 0.15km First Listing - Last Listing - </p>	
2	34 BAYVISTA CIRCUIT POINT COOK VIC 3030	Sold \$1,500,000
	<p>  5  5  2  448m²  367m² Year Built 2020 DOM 98 Sold Date 08-Jun-24 Distance 0.12km First Listing - Last Listing - </p>	
3	41 WINCOTT CRESCENT POINT COOK VIC 3030	Sold \$750,000
	<p>  -  -  -  448m²  - Year Built 2011 DOM 99 Sold Date 01-Sep-23 Distance 0.51km First Listing CONTACT AGENT Last Listing \$750,000- \$800,000 </p>	

DOM = Days on market RS = Recent sale UN = Undisclosed Sale * This data point was edited by the author of this CMA and has not been verified by CoreLogic

Summary

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\$765,000-\$82,500

Notes from your agent

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