



10 MAPITI COURT FRANKSTON VIC 3199

Prepared on 17th June 2022

Ryan King
Stockdale & Leggo Langwarrin

Shop 1 Gateway Village 230 Cranbourne Rd
LANGWARRIN VIC 3910

m: 0457511332

ryan.king@stockdaleleggo.com.au

The Proprietor
Mapiti Court
Frankston VIC 3199

Dear Jason,

Thank you for the opportunity to appraise your property at 10 Mapiti Court, Frankston.

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.

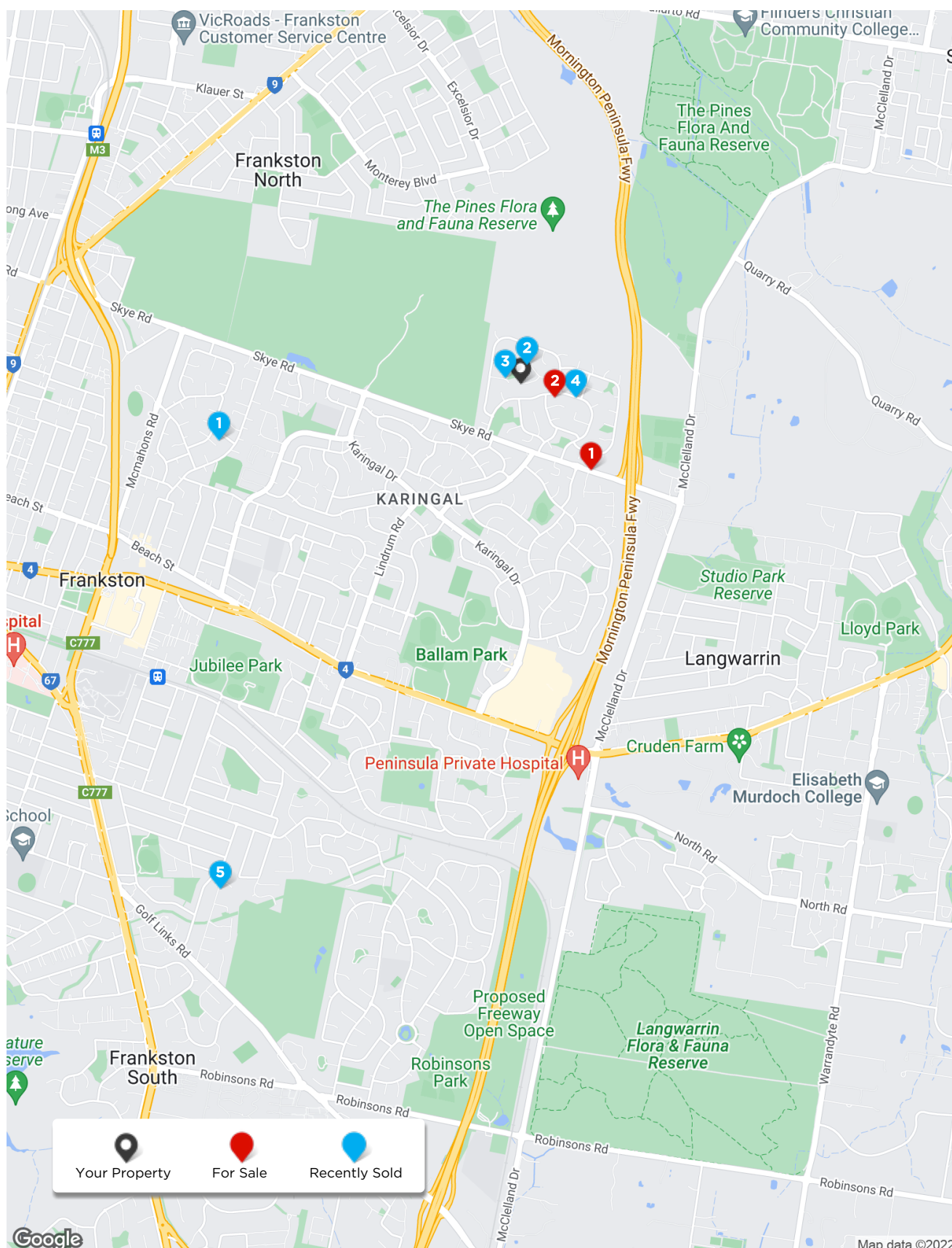
Should you have any questions relating to the information contained within this appraisal, please do not hesitate to contact me on the details below.

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.

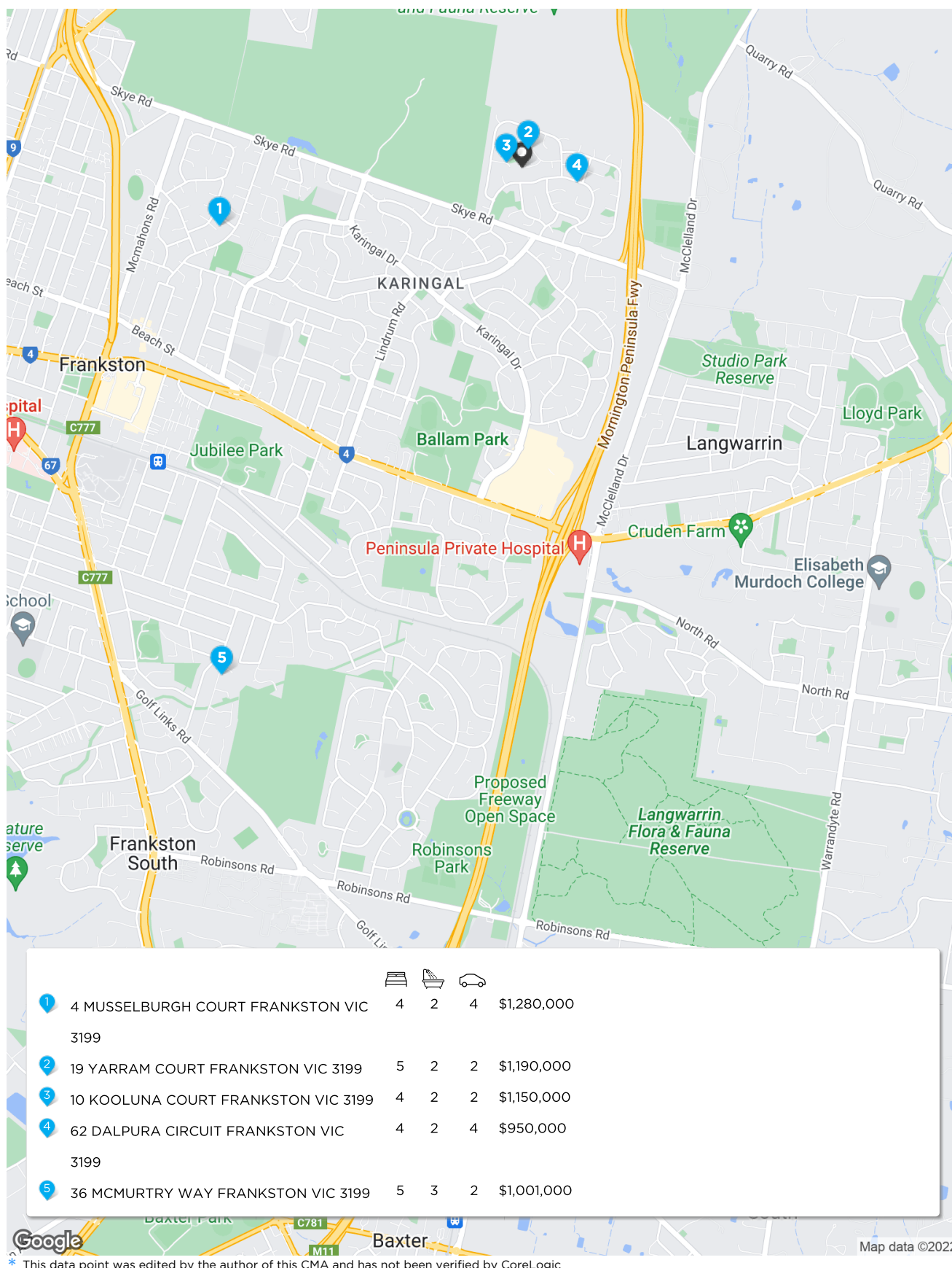
Yours Sincerely,

Ryan King
Stockdale & Leggo Langwarrin
Shop 1 Gateway Village
230 Cranbourne Rd
LANGWARRIN VIC 3910
m: 0457511332






Comparables Map: Sales & Listings



Comparables Map: Sales



Comparable Sales

1	4 MUSSELBURGH COURT FRANKSTON VIC 3199		4 2 4 4 1,128m ² 171m ² Year Built 1971 DOM 27 Sold Date 12-Mar-22 Distance 1.89km First Listing \$900,000 - \$990,000 Last Listing Not Disclosed	Sold Price ^{RS} \$1,280,000
2	19 YARRAM COURT FRANKSTON VIC 3199		5 2 2 2 617m ² 311m ² Year Built 1998 DOM 8 Sold Date 02-Jun-21 Distance - First Listing \$1,149,000 - \$1,250,000 Last Listing \$1,149,000 - \$1,250,000	Sold Price \$1,190,000
3	10 KOOLUNA COURT FRANKSTON VIC 3199		4 2 2 2 692m ² 287m ² Year Built 2008 DOM 10 Sold Date 05-Nov-21 Distance - First Listing \$1,100,000 - \$1,200,000 Last Listing \$1,100,000 - \$1,200,000	Sold Price \$1,150,000
4	62 DALPURA CIRCUIT FRANKSTON VIC 3199		4 2 4 4 571m ² 198m ² Year Built 1975 DOM 26 Sold Date 26-Jun-21 Distance - First Listing AUCTION Saturday 8th Feb @ 11am Last Listing AUCTION Saturday 8th Feb @ 11am	Sold Price \$950,000
5	36 MCMURTRY WAY FRANKSTON VIC 3199		5 3 2 2 641m ² 240m ² Year Built 1981 DOM 7 Sold Date 08-Feb-22 Distance 3.65km First Listing \$975,000 - \$1,070,000 Last Listing \$975,000 - \$1,070,000	Sold Price \$1,001,000

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

Comparable Listings

1 1 MANORWOODS DRIVE FRANKSTON VIC 3199



5 2 2 770m² -
 Year Built - DOM 24 days
 Listing Date 24-May-22 Distance 0.71km
 Listing Price \$890,000 - \$970,000

2 3 PARWAN COURT FRANKSTON VIC 3199

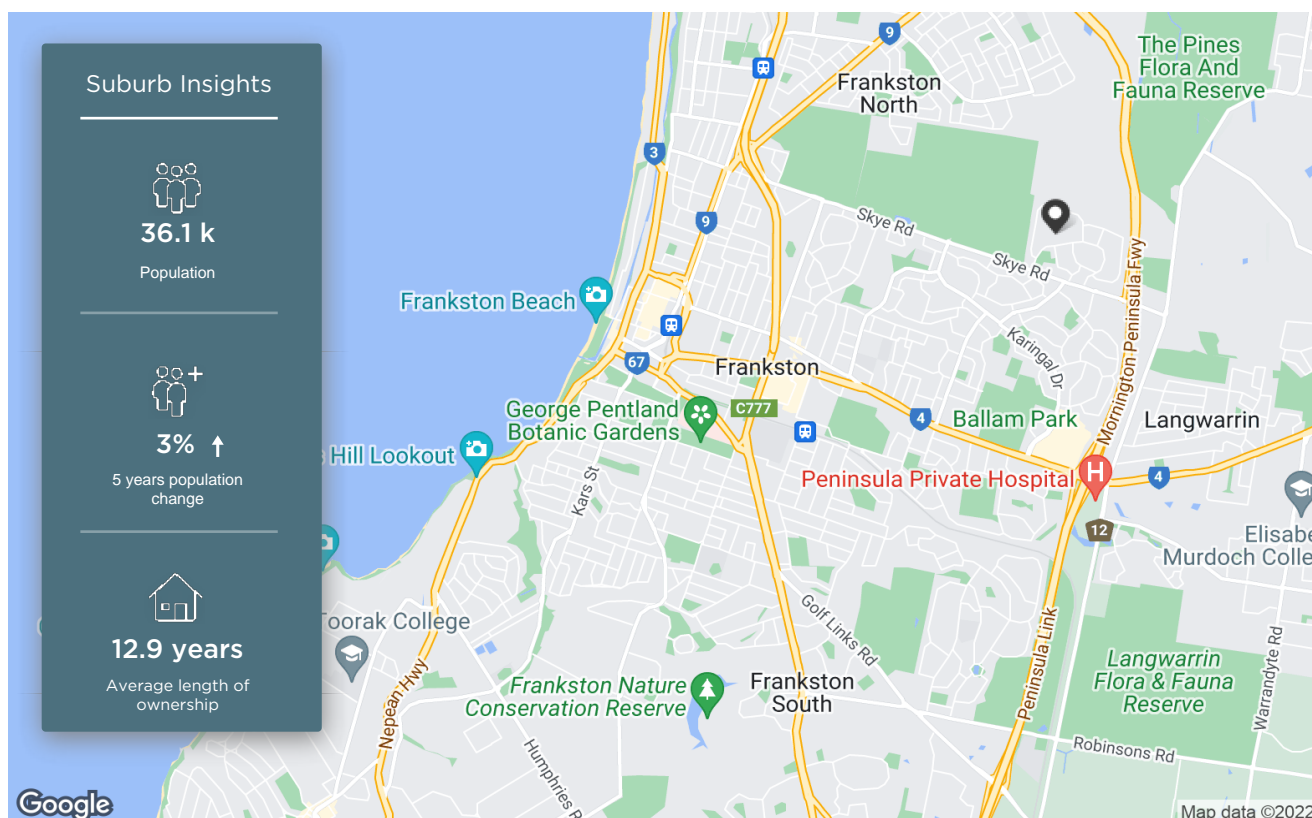


4 2 2 569m² 161m²
 Year Built 1980 DOM 15 days
 Listing Date 14-Apr-22 Distance 0.24km
 Listing Price \$880,000 - \$968,000

DOM = Days on market * This data point was edited by the author of this CMA and has not been verified by CoreLogic

Frankston

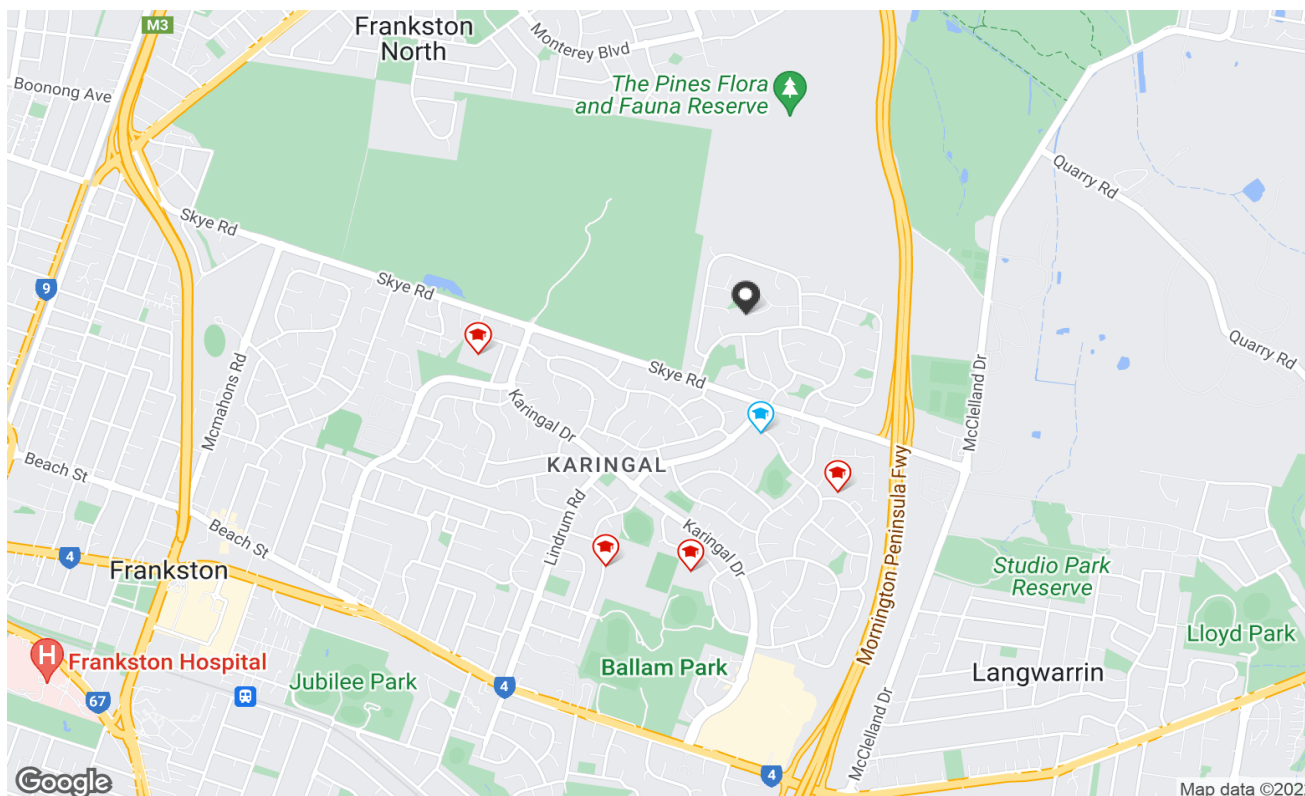
Demographic










The size of Frankston is approximately 19.8 square kilometres. It has 49 parks covering nearly 6.3% of total area. The population of Frankston in 2011 was 35,009 people. By 2016 the population was 36,090 showing a population growth of 3.1% in the area during that time. The predominant age group in Frankston is 30-39 years. Households in Frankston are primarily childless couples and are likely to be repaying \$1400 - \$1799 per month on mortgage repayments. In general, people in Frankston work in a professional occupation. In 2011, 58.7% of the homes in Frankston were owner-occupied compared with 56.8% in 2016. Currently the median sales price of houses in the area is \$775,000.

HOUSEHOLD STRUCTURE		HOUSEHOLD OCCUPANCY		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
Childless Couples	36.9	Owns Outright	26.3	0-15.6K	4.8	0-9	11.7
Couples with Children	35.4	Purchaser	30.5	15.6-33.8K	18.8	10-19	10.4
Single Parents	25.4	Renting	39.7	33.8-52K	17.4	20-29	14.3
Other	2.2	Other	0.6	52-78K	17.5	30-39	14.4
		Not Stated	3.0	78-130K	20.8	40-49	12.9
				130-182K	7.4	50-59	12.7
				182K+	3.4	60-69	11.6
						70-79	7.6
						80-89	3.4
						90-99	0.8

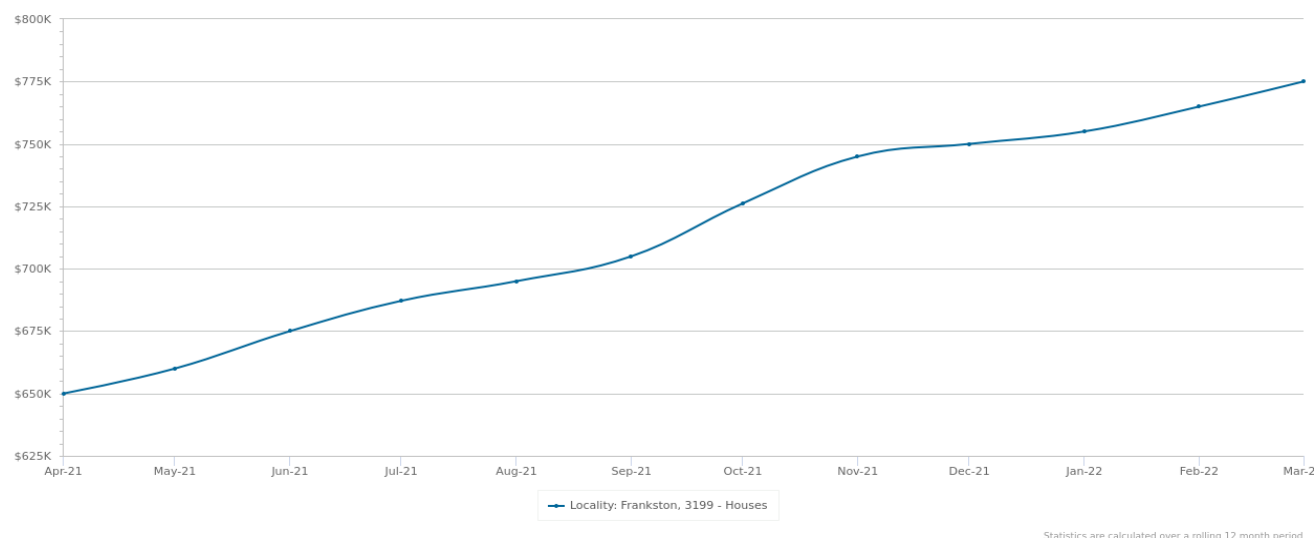
Local Schools



	SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
	Karingal Heights Primary School 12 Havana Crescent Frankston VIC 3199	0.58km	Primary	Mixed	Government	0-6
	Frankston Special Developmental School 1 Sassafra Drive Frankston VIC 3199	0.96km	Special	Mixed	Government	0-0
	Karingal Primary School 15 Mallum Avenue Frankston VIC 3199	1.2km	Primary	Mixed	Government	0-6
	Naranga Special School 14 Naranga Crescent Frankston VIC 3199	1.25km	Special	Mixed	Government	0-0
	McClelland Secondary College 31 Belar Avenue Frankston VIC 3199	1.35km	Secondary	Mixed	Government	7-12
<div>  Property is within school catchment area  Property is outside school catchment area </div>						

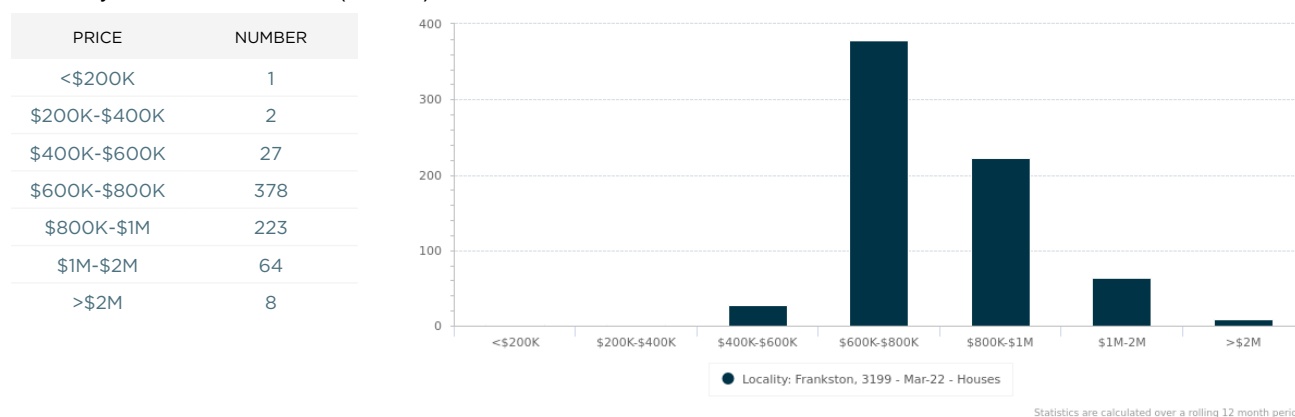
Recent Market Trends

Median Sale Price - 12 months (House)



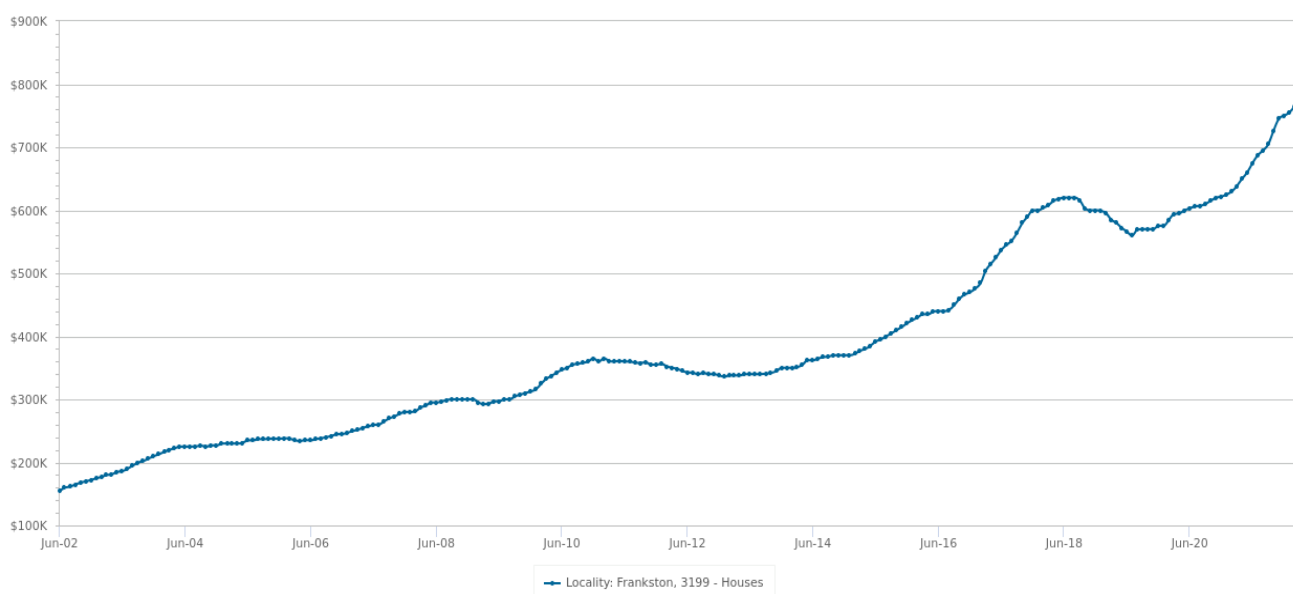
PERIOD	PROPERTIES SOLD	MEDIAN PRICE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
Mar 2022	65	\$775,000	1.3% ▲	15	157	\$440
Feb 2022	55	\$765,000	1.3% ▲	14	145	\$430
Jan 2022	31	\$755,000	0.7% ▲	14	112	\$430
Dec 2021	54	\$750,000	0.7% ▲	14	132	\$425
Nov 2021	69	\$745,000	2.6% ▲	14	161	\$420
Oct 2021	96	\$726,200	3.0% ▲	14	167	\$420
Sep 2021	57	\$705,000	1.4% ▲	14	139	\$420
Aug 2021	44	\$695,000	1.1% ▲	14	103	\$415
Jul 2021	55	\$687,150	1.8% ▲	14	124	\$410
Jun 2021	61	\$675,000	2.3% ▲	15	136	\$400
May 2021	62	\$660,000	1.5% ▲	16	128	\$400
Apr 2021	54	\$650,000	1.8% ▲	17	108	\$395

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
2022	703	\$775,000	21.4% ▲	15	761	\$450
2021	562	\$638,250	7.4% ▲	20	564	\$400
2020	530	\$594,000	1.5% ▲	27	544	\$390
2019	578	\$585,001	-3.7% ▼	33	657	\$385
2018	748	\$607,750	20.6% ▲	19	723	\$380
2017	719	\$504,000	15.9% ▲	15	674	\$360
2016	716	\$435,000	15.4% ▲	16	727	\$345
2015	709	\$377,000	7.4% ▲	20	718	\$325
2014	625	\$351,000	3.8% ▲	25	714	\$320
2013	536	\$338,000	-3.4% ▼	37	738	\$310
2012	532	\$350,000	-3.0% ▼	48	737	\$310
2011	644	\$361,000	8.6% ▲	35	789	\$300
2010	757	\$332,500	13.7% ▲	27	723	\$280
2009	609	\$292,500	1.8% ▲	45	751	\$265
2008	802	\$287,250	14.2% ▲	24	769	\$245
2007	805	\$251,600	7.1% ▲	42	728	\$220
2006	729	\$235,000	2.2% ▲	51	623	\$205
2005	753	\$230,000	4.5% ▲	48	670	\$195
2004	816	\$220,000	22.2% ▲	30	424	\$185
2003	855	\$180,000	21.6% ▲	-	33	-

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