

COMPARATIVE MARKET ANALYSIS

605 MOUNT LOOKOUT ROAD, MOUNT TAYLOR, VIC 3875

PREPARED BY VAN REYK REAL ESTATE BAIRNSDALE



Keith Raymond Morris
605 Mount Lookout Road
Mount Taylor, VIC, 3875

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

Van Reyk Real Estate Bairnsdale
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Email: info@vanreykrealestate.com.au
Phone: 0409524780

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Owner Details

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

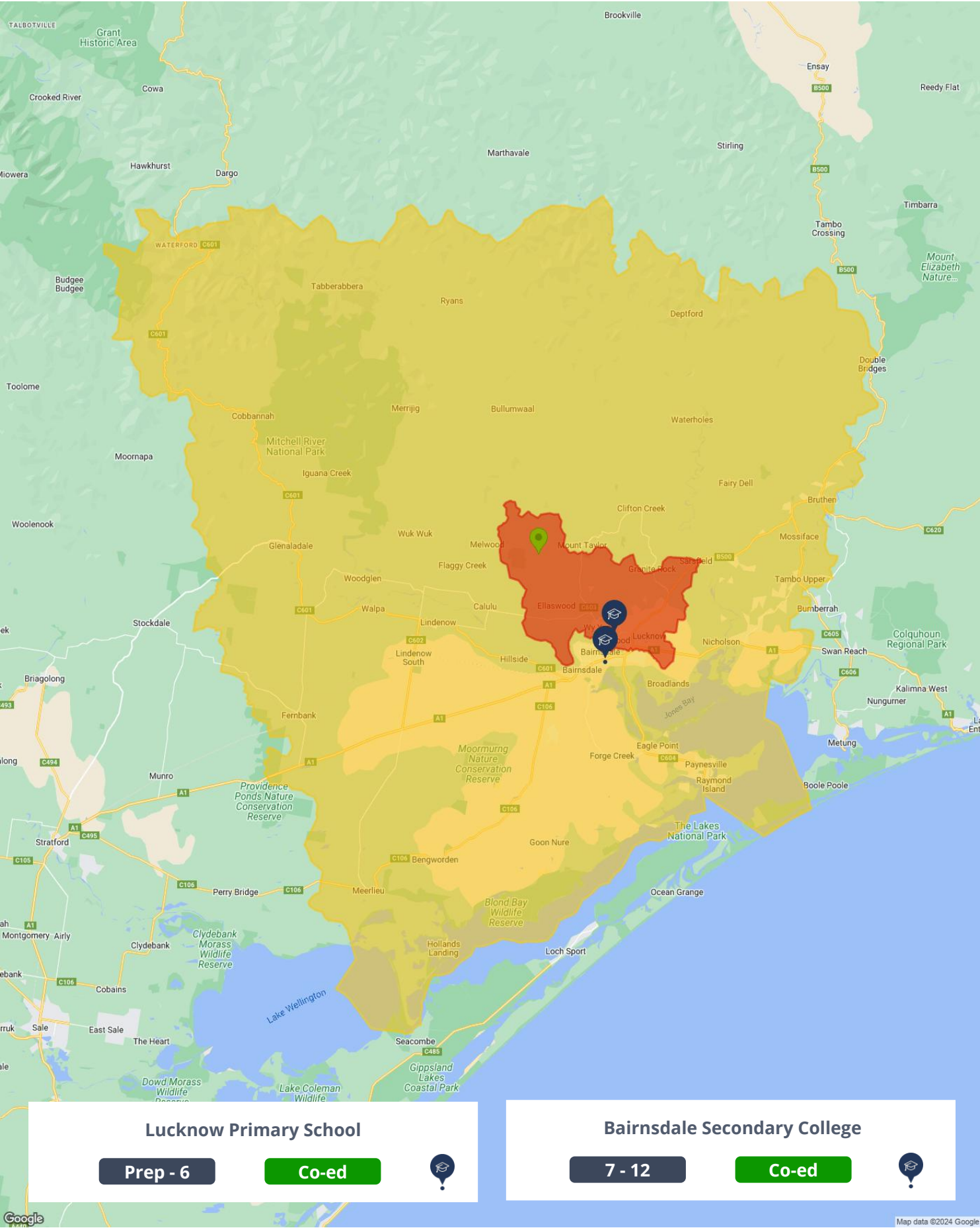
Property Details

Property Type:	House - N/A	<div> <div> <div></div> <div>3</div> </div> <div> <div></div> <div>1</div> </div> <div> <div></div> <div>2</div> </div> </div>	
RPD:	7A/6/PP3925; 1//TP568833 (8814911)	Area:	5.9 ha
Land Use:	HOUSE (PREVIOUSLY OCCUPIED)	Area \$/m2:	
Zoning		Water/Sewerage:	
Council:	EAST GIPPSLAND SHIRE	Property ID:	4624312 / VIC45310544
Features:		UBD Ref:	UBD Ref:

Sales History

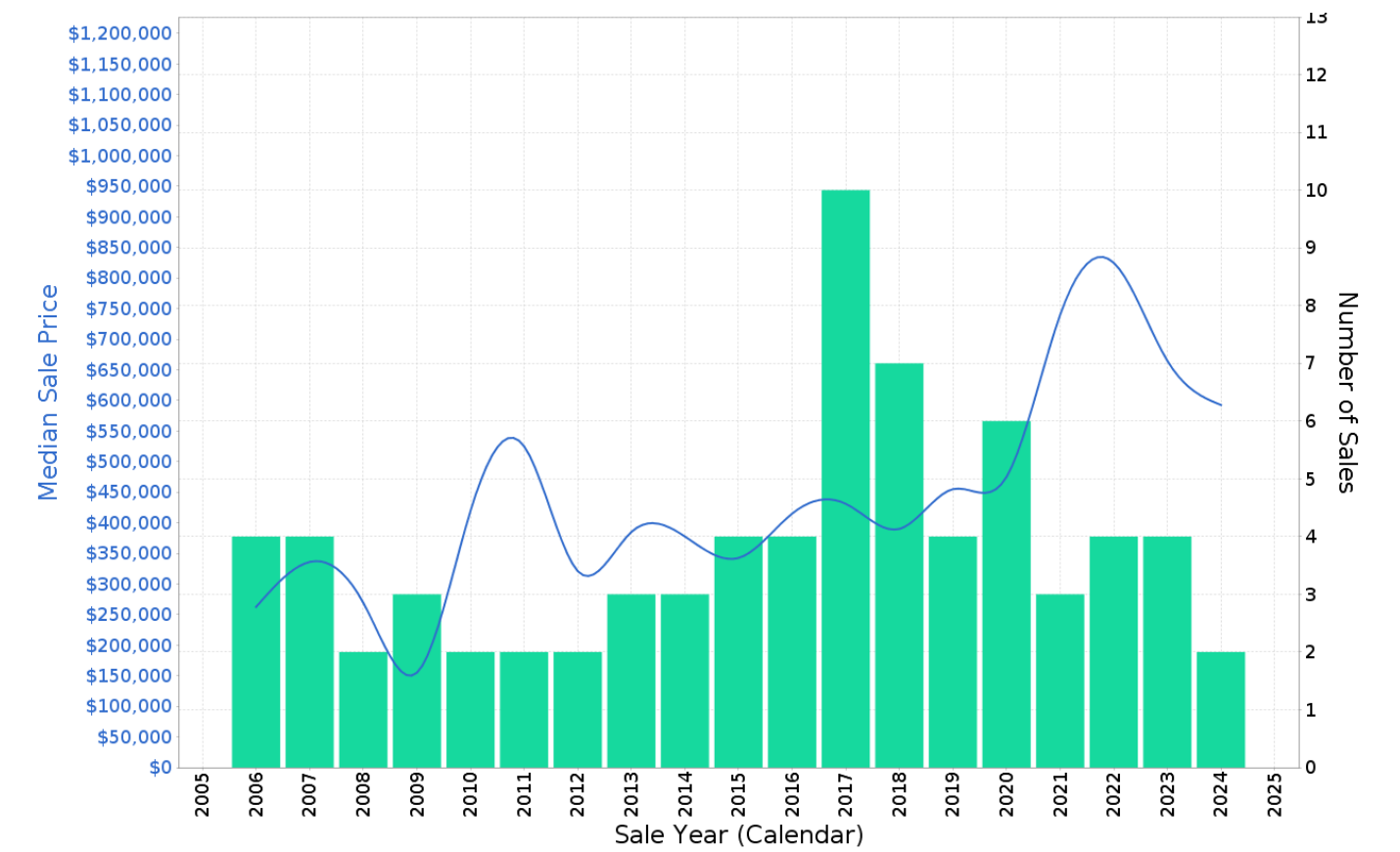
Sale Amount:	Sale Date:	Vendor:	Area:	Sale Type:	Related:
\$ 0	20/10/2004	THE PROPRIETORS	6.54 ha	Nils And Wills	No
\$ 280,000	26/04/2004	THE PROPRIETORS	6.54 ha	Normal Sale	No
\$ 172,000	22/05/2002	THE PROPRIETORS	6.54 ha	Normal Sale	No
\$ 109,400	02/03/1995	THE PROPRIETORS	6.54 ha	Normal Sale	No

School Catchment Areas

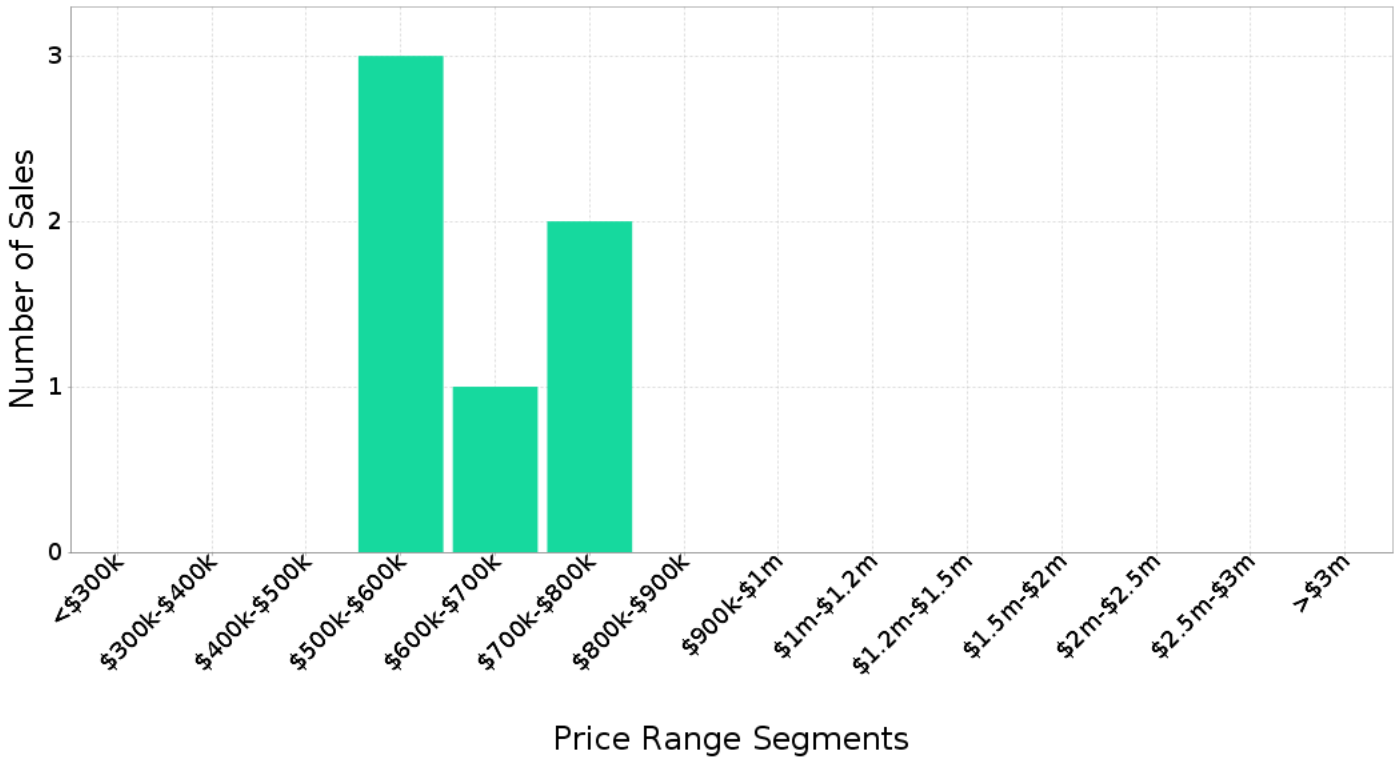


Sales & Growth Chart (House)

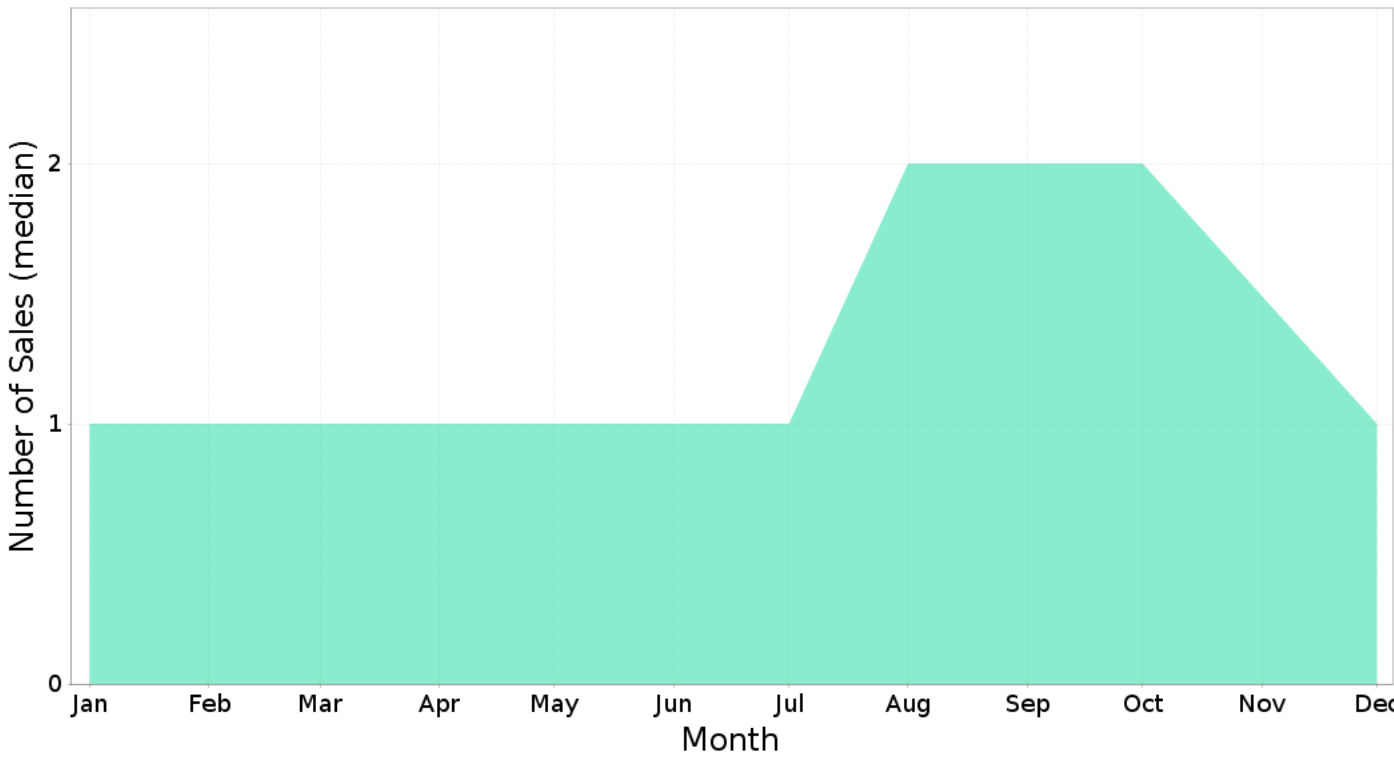
Year	No. of Sales	Average	Median	Growth	Low	High
2006	4	\$ 272,500	\$ 262,500		\$ 225,000	\$ 340,000
2007	4	\$ 333,750	\$ 336,000	28.0 %	\$ 298,000	\$ 365,000
2008	2	\$ 269,250	\$ 269,250	-19.9 %	\$ 200,000	\$ 338,500
2009	3	\$ 223,333	\$ 155,000	-42.4 %	\$ 145,000	\$ 370,000
2010	2	\$ 419,500	\$ 419,500	170.6 %	\$ 380,000	\$ 459,000
2011	2	\$ 525,000	\$ 525,000	25.1 %	\$ 515,000	\$ 535,000
2012	2	\$ 321,000	\$ 321,000	-38.9 %	\$ 282,000	\$ 360,000
2013	3	\$ 420,000	\$ 385,000	19.9 %	\$ 350,000	\$ 525,000
2014	3	\$ 369,167	\$ 377,500	-1.9 %	\$ 265,000	\$ 465,000
2015	4	\$ 315,325	\$ 342,500	-9.3 %	\$ 156,300	\$ 420,000
2016	4	\$ 355,750	\$ 415,000	21.2 %	\$ 101,000	\$ 492,000
2017	10	\$ 403,000	\$ 431,000	3.9 %	\$ 210,000	\$ 549,000
2018	7	\$ 399,607	\$ 390,000	-9.5 %	\$ 295,000	\$ 490,000
2019	4	\$ 443,500	\$ 455,000	16.7 %	\$ 284,000	\$ 580,000
2020	6	\$ 494,000	\$ 475,000	4.4 %	\$ 335,000	\$ 645,000
2021	3	\$ 693,000	\$ 740,000	55.8 %	\$ 539,000	\$ 800,000
2022	4	\$ 798,750	\$ 825,000	11.5 %	\$ 650,000	\$ 895,000
2023	4	\$ 663,750	\$ 665,000	-19.4 %	\$ 550,000	\$ 775,000
2024	2	\$ 592,500	\$ 592,500	-10.9 %	\$ 585,000	\$ 600,000



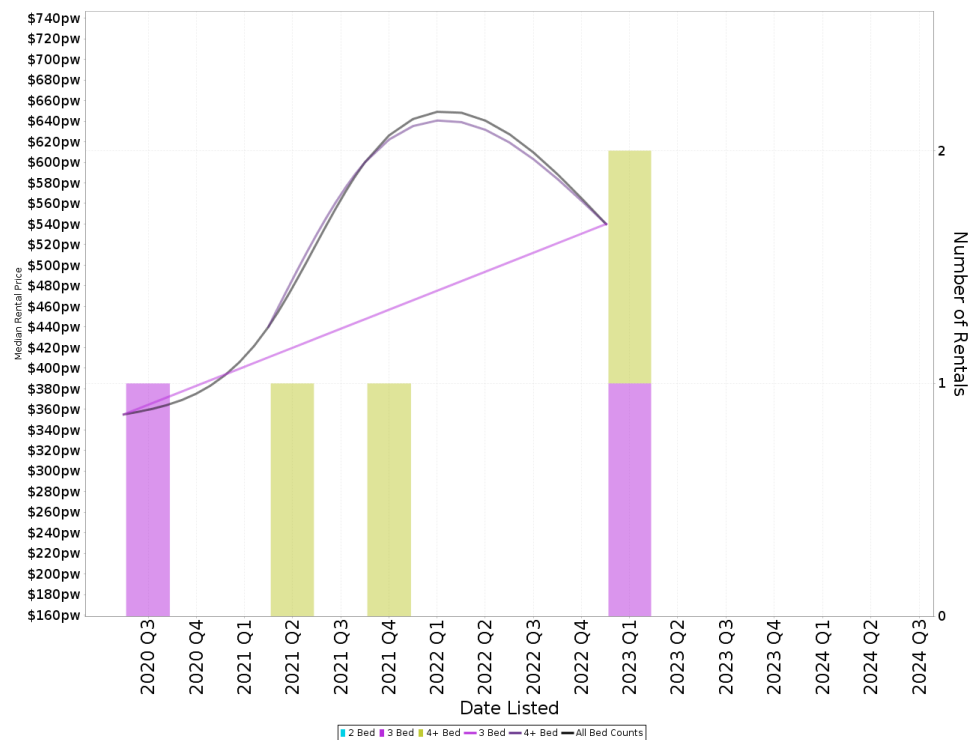
Price Segmentation



Peak Selling Periods



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-22.5%

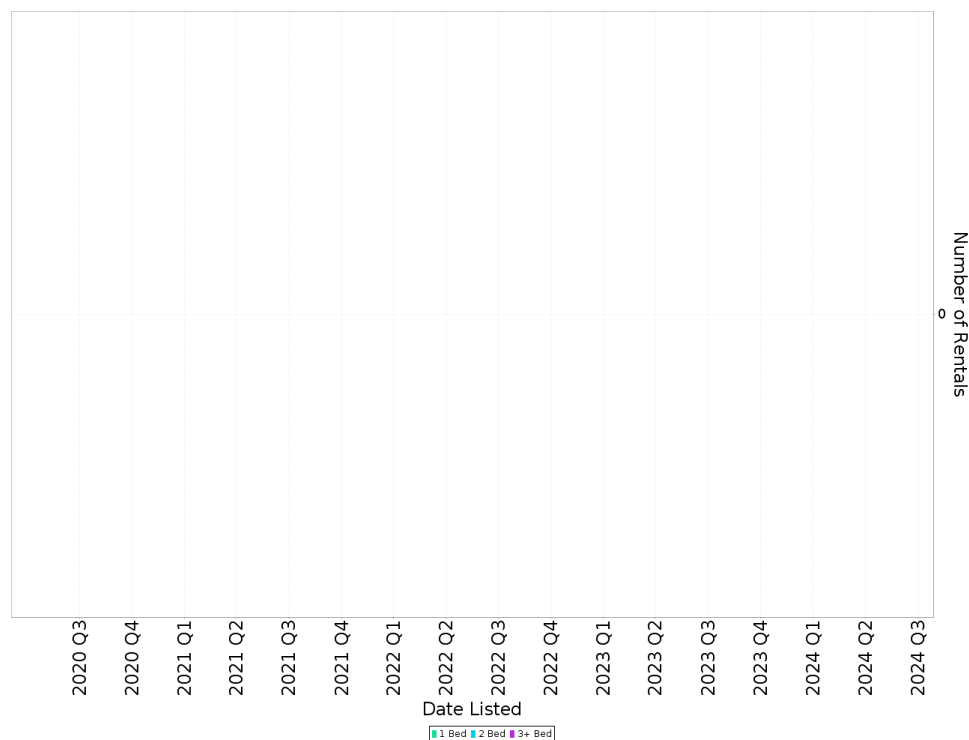
Current Median Price: \$592,500
Previous Median Price: \$765,000

Based on 8 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

N/A

Median Weekly Rents (Units)



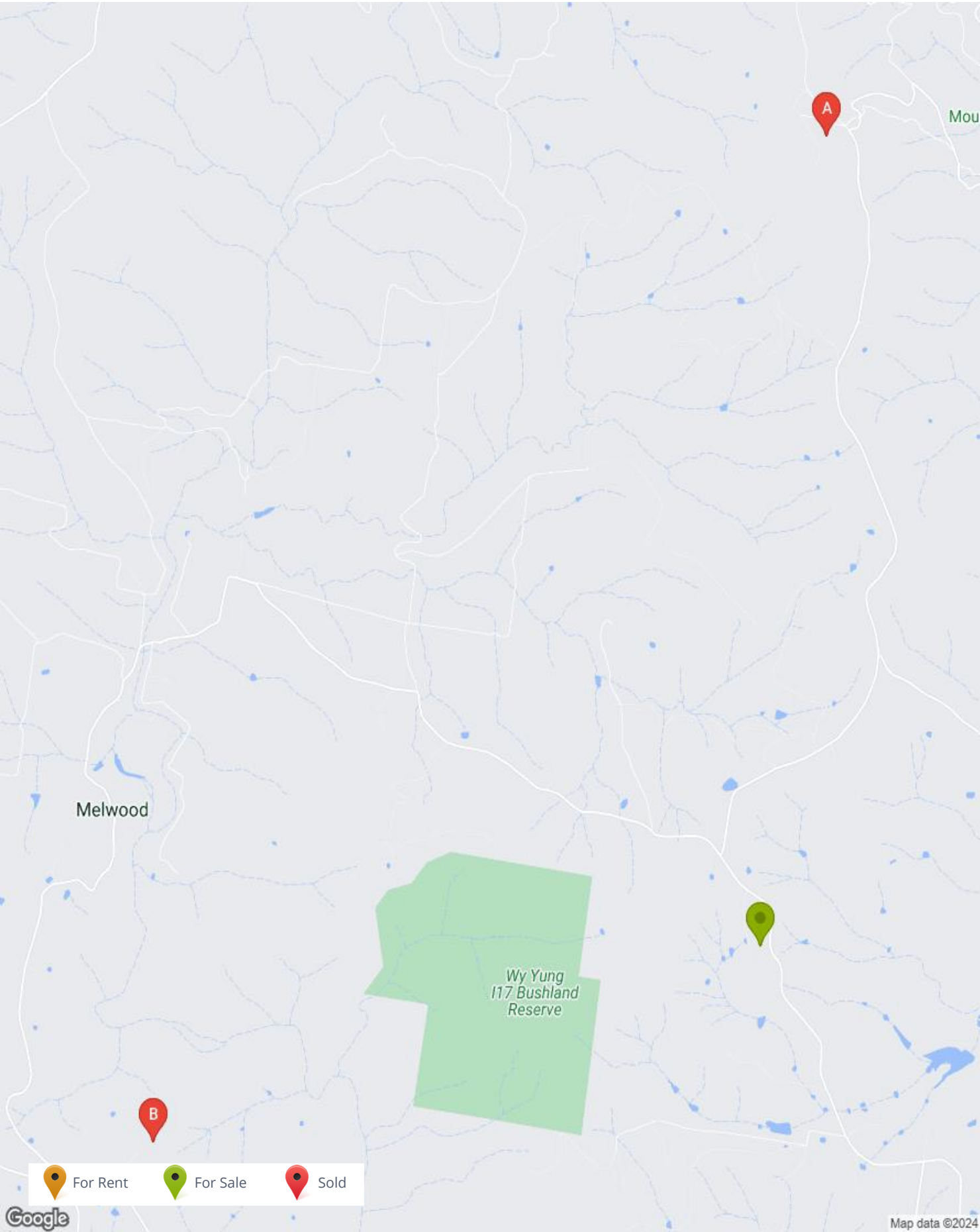
Suburb Sale Price Growth

N/A

Suburb Rental Yield

N/A

Comparable Properties Map



Nearby Comparable Sold Properties

There are 2 sold properties selected within the radius of 500.0m from the focus property. The lowest sale price is \$550,000 and the highest sale price is \$570,000 with a median sale price of \$560,000.

655 TOWER RD, MOUNT TAYLOR, VIC 3875

Distance from Property: 5.1km  4  1  2



Property Type: House
Area: 9.6 ha
Area \$/m2: \$6
RPD: 2//PS515972

Sale Price: **\$550,000 (Normal Sale)**
Sale Date: 09/08/2023 Days to Sell: **N/A**
Last Price: Chg %:
First Price: Chg %:

Features:



416 ODOHERTYS RD, CALULU, VIC 3875

Distance from Property: 4.3km  3  1  6



Property Type: House
Area: 4.05 ha
Area \$/m2: \$14
RPD: 1//LP148758

Sale Price: **\$570,000 (Normal Sale)**
Sale Date: 03/08/2023 Days to Sell:
Last Price: Chg %:
First Price: Chg %:

Features: WALL TYPE: DOUBLE BRICK, ROOF TYPE: IRON, FIRE PLACE, SCENIC VIEWS



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Appraisal Price

This market analysis has been prepared on 29/08/2024 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:

\$565,000

Contact your agent for further information:

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Mobile:
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