

A CUT ABOVE THE REST

COMPARATIVE MARKET ANALYSIS

LOT 2235 WALLARA WATERS BOULEVARD, WALLAN, VIC 3756
PREPARED BY KULWINDER SINGH, 361 DEGREES REAL ESTATE

Comparable Properties Map Roachy Court Darraweit Rd Wallan B75 Hadfield Park C727 Park near Yan Yean Avenue 875 For Rent For Sale Coools Map data ©2023

Nearby Comparable For Sale Properties

There are 3 properties selected within the suburb of WALLAN. The lowest for sale price is \$273,600 and the highest for sale price is \$404,762 with a median sale price of \$304,762. Days listed ranges from 213 to 721 days with the average currently at 475 days for these selected properties.

381 CORELLA DR, WALLAN 3756









Property Type: Vacant Land Area: 555 m²

Features:

Current List Price:320000 18m frontage! (Under First List Price: 320000 18m frontage!

Listed Price Change:

WHISTLER AVE, WALLAN 3756









Property Type: Vacant Land Area: 512 m² RPD.

Features:

Current List Price:\$425.000 First List Price: \$425,000

Date Listed: 17/10/2021 Days Listed: 493 Days

Listed Price Change:

128B DUDLEY ST, WALLAN 3756









Property Type: Vacant Land Area: 486 m² RPD:

Features:

Current List Price: \$285,000 - \$310,000 First List Price: \$285,000 - \$310,000

Date Listed: 25/07/2022 Days Listed: 213 Days

Listed Price Change:

Nearby Comparable Sold Properties

There are 5 sold properties selected within the suburb of WALLAN. The lowest sale price is \$255,000 and the highest sale price is \$555,000 with a median sale price of \$296,000. Days listed ranges from 26 to 31 days with the average currently at 29 days for these selected properties.

34 RAM CCT, WALLAN, VIC 3756



Property Type: Vacant Land

Area: 483 m² Area \$/m2: \$828 RPD: 1342//PS822302

Features:

Distance from Property: 162m 🚐 🗕







Sale Price: \$400,000 (Normal Sale)

Sale Date: 12/12/2022 Days to Sell: N/A Last Price: Chg %:

First Price: Chg %:



145 KING ST, WALLAN, VIC 3756



Property Type: Vacant Land

Area: 516 m² Area \$/m2: \$574 RPD: 22//PS839516

Features:

Distance from Property: 2.4km =







Sale Price: \$296,000 (Normal Sale)

Sale Date: 19/09/2022 Days to Sell: **31 Days** Last Price: \$295,000 - \$310,000 Chg %: First Price: \$295,000 - \$310,000 Chg %:



4 PARROT WAY, WALLAN, VIC 3756



Property Type: Vacant Land

Area: 467 m² Area \$/m2: \$589 RPD: 400//PS817131

Features:

Distance from Property: 3km = - - -







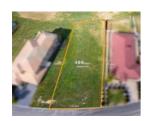
Sale Price: \$275,000 (Normal Sale)

Sale Date: 29/09/2022 Days to Sell: N/A Last Price: Chg %: Chg %:

First Price:



59 LAKESIDE DR, WALLAN, VIC 3756



Property Type: Vacant Land

Area: 489 m² Area \$/m2: \$1,135 RPD: 24//PS414851

Features:

Distance from Property: 4.5km =







Sale Price: \$555,000 (Normal Sale)

Sale Date: 08/09/2022 Days to Sell: 26 Days Last Price: \$599,000 - \$635,000 Chg %: -7.3% Chg %: -7.3%

First Price: \$599,000 - \$635,000

10A BORONIA AVE, WALLAN, VIC 3756



Property Type: Vacant Land Area: 450 m²

Area \$/m2: \$567 RPD: 1//PS832123

Features:

Distance from Property: 4.5km =







Sale Price: \$255,000 (Normal Sale)

Sale Date: 15/09/2022 Days to Sell: N/A Last Price: Chg %: Chg %:

First Price:

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Appraisal Price

This market analysis has been prepared on 22/02/2023 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:

\$393,000 to \$410,000

Contact your agent for further information:

Agent Name: Kulwinder Singh Mobile: 0433266362

Office: 361 Degrees Real Estate

Office Phone: 03 9742 7700

Email: kulwinder.singh@361realestate.com.au