



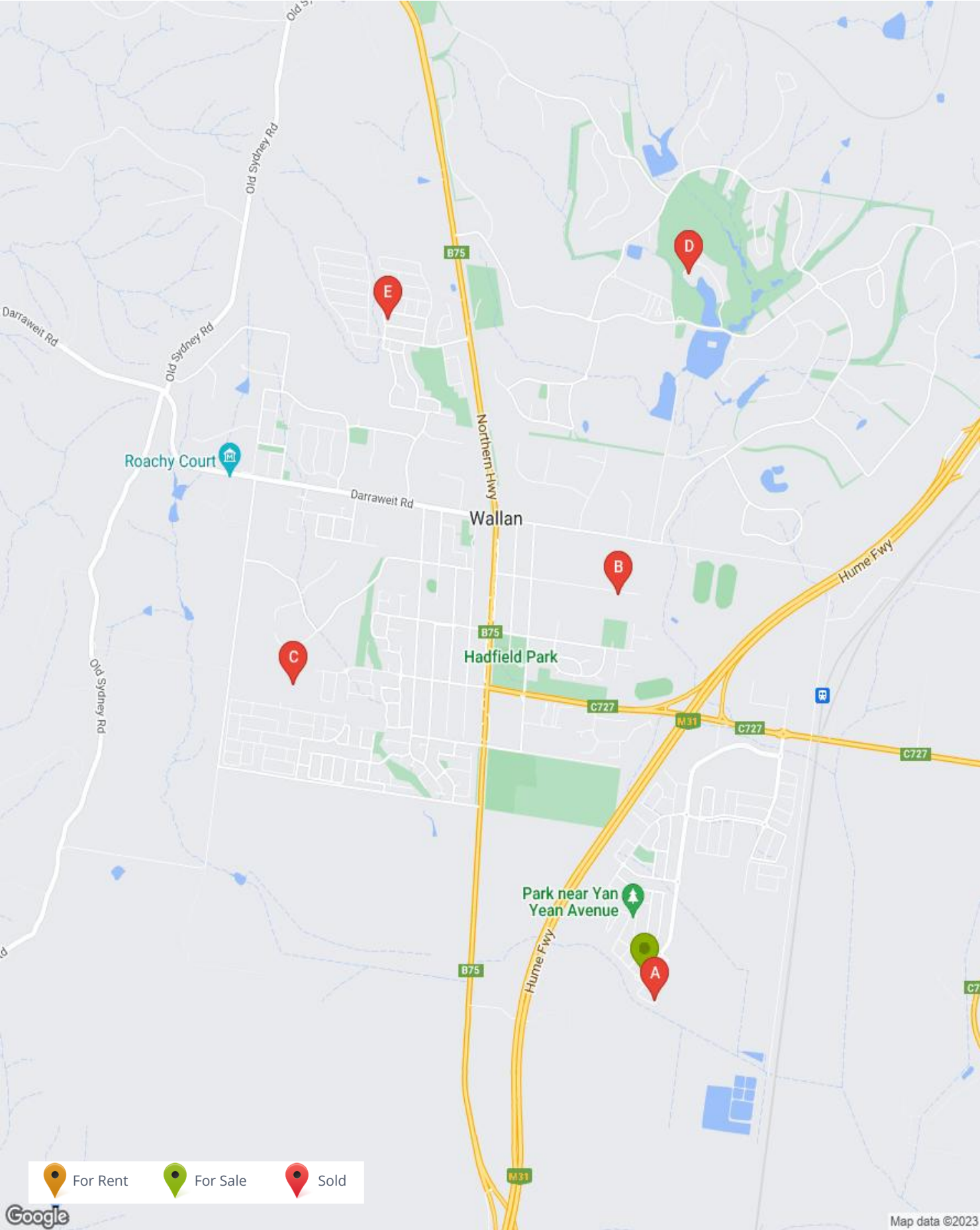
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COMPARATIVE MARKET ANALYSIS

LOT 2235 WALLARA WATERS BOULEVARD, WALLAN, VIC 3756

PREPARED BY KULWINDER SINGH, 361 DEGREES REAL ESTATE

Comparable Properties Map



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
RPD:

Features:

Current List Price: **320000 18m frontage! (Under First List Price: 320000 18m frontage!**
Date Listed: 04/03/2021 Days Listed: **721 Days**
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

Distance from Property: 162m  -  -  -



Property Type: Vacant Land
Area: 483 m²
Area \$/m²: \$828
RPD: 1342/PS822302

Sale Price: **\$400,000 (Normal Sale)**
Sale Date: 12/12/2022 Days to Sell: **N/A**
Last Price: Chg %:
First Price: Chg %:

Features:



145 KING ST, WALLAN, VIC 3756

Distance from Property: 2.4km  -  -  -



Property Type: Vacant Land
Area: 516 m²
Area \$/m²: \$574
RPD: 22/PS839516

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 %:

Features:



4 PARROT WAY, WALLAN, VIC 3756

Distance from Property: 3km  -  -  -



Property Type: Vacant Land
Area: 467 m²
Area \$/m²: \$589
RPD: 400/PS817131

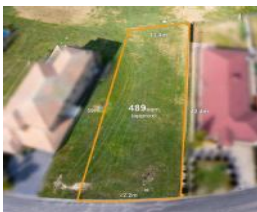
Sale Price: **\$275,000 (Normal Sale)**
Sale Date: 29/09/2022 Days to Sell: **N/A**
Last Price: Chg %:
First Price: Chg %:

Features:



59 LAKESIDE DR, WALLAN, VIC 3756

Distance from Property: 4.5km  -  -  -



Property Type: Vacant Land
Area: 489 m²
Area \$/m²: \$1,135
RPD: 24/PS414851

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%**
First Price: \$599,000 - \$635,000 Chg %: **-7.3%**

Features:



10A BORONIA AVE, WALLAN, VIC 3756

Distance from Property: 4.5km  -  -  -



Property Type: Vacant Land
Area: 450 m²
Area \$/m²: \$567
RPD: 1/PS832123

Sale Price: **\$255,000 (Normal Sale)**
Sale Date: 15/09/2022 Days to Sell: **N/A**
Last Price: Chg %:
First Price: Chg %:

Features:



Lot 2235 WALLARA WATERS BOULEVARD, WALLAN, VIC



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:

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