





13-17 Pettit Drive Sale, VIC, 3850

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

Heart Property 201 York Street Sale

Email: david@heartproperty.com.au

Phone: 03 5144 2266



# **Nearby Comparable For Sale Properties**

There are 6 properties selected within the radius of 2500.0m from the focus property. The lowest for sale price is \$379,000 and the highest for sale price is \$425,000 with a median sale price of \$382,000. Days listed ranges from 1 to 329 days with the average currently at 115 days for these selected properties.

31 DESAILLY ST, SALE 3850



Property Type: Unit Area: 563 m<sup>2</sup> RPD: CM, 1-3//PS444123

Features:

Distance from Property: 909m







Current List Price:\$399,500

First List Price: \$399,500

Date Listed: 21/10/2019 Days Listed: 1 Day

Listed Price Change:

59 MARKET ST, SALE 3850



Property Type: House Area: 337 m<sup>2</sup> (190 m<sup>2</sup>) RPD: 1//PS547898

Features:

Distance from Property: 1.4km







Current List Price:\$389,000 First List Price: \$389,000

Date Listed: 23/09/2019 Days Listed: 29 Days

Listed Price Change:

56 TOPPING ST, SALE 3850



Property Type: House Area: 664 m<sup>2</sup>

RPD: 15//LP146279

Features:

Distance from Property: 51m





Current List Price:\$415,000

First List Price: \$415,000

Date Listed: 30/08/2019 Days Listed: 53 Days

Listed Price Change:

2/84 REEVE ST, SALE 3850



Property Type: House Area: 450 m<sup>2</sup>

RPD:

Features:

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**△**3





Current List Price:\$449,000 (Under Offer)

First List Price: \$449,000

Date Listed: 09/07/2019 Days Listed: 105 Days

♠ 2 ♠ 2

Listed Price Change:

**SALE 3850** 



Property Type: House Area: 761 m<sup>2</sup> RPD:

Features:

Current List Price:\$410,000 First List Price: \$410,000

Date Listed: 01/05/2019 Days Listed: 174 Days

Listed Price Change: -4.0%

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## 83B ELGIN ST, SALE 3850



Property Type: Unit Area: 533 m<sup>2</sup> (203 m<sup>2</sup>) RPD: 2//PS724754

Features:

Distance from Property: 1.9km



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Current List Price:\$399,950

First List Price:\$412,500

Date Listed: 27/11/2018 Days Listed: 329 Days

Listed Price Change: -5.0%



# **Nearby Comparable Sold Properties**

There are 9 sold properties selected within the radius of 2000.0m from the focus property. The lowest sale price is \$380,000 and the highest sale price is \$410,000 with a median sale price of \$385,000. Days listed ranges from 92 to 180 days with the average currently at 136 days for these selected properties.

#### 11 KYLIE CRT, SALE, VIC 3850



Property Type: House Area: 815 m<sup>2</sup> Area \$/m2: \$472 RPD: 15//PS512879

Features:

Distance from Property: 2km 🔼 3





2 ≥ 2

Sale Price: \$385,000 (Normal Sale)

Sale Date: 23/05/2019 Days to Sell: 180 Days Last Price: \$429,500 Chg %: -7.2%

First Price: \$439,000 Chg %: -9.4%

## **3 BURRAGINNIN CL, SALE, VIC 3850**



Property Type: House Area: 585 m<sup>2</sup> Area \$/m2: \$658 RPD: 151//PS642250

Features:

Distance from Property: 1.9km 🔼 3







Sale Price: \$385,000 (Normal Sale)

Sale Date: 10/05/2019 Days to Sell: N/A

Last Price:

Chg %:

First Price:

Chg %:

### 18 HOMESTEAD CL. SALE, VIC 3850



Property Type: House Area: 613 m<sup>2</sup> Area \$/m2: \$620 RPD: 172//PS642250

Features:

Distance from Property: 1.9km 🙇 3 😩 -





Sale Price: \$380,000 (Normal Sale)

Sale Date: 17/04/2019 Days to Sell: N/A

Last Price:

Chg %:

First Price: Chg %:

#### 10 HOMESTEAD CL, SALE, VIC 3850



Property Type: House Area: 642 m<sup>2</sup> Area \$/m2: \$621

RPD: 168//PS642250

Features:

Distance from Property: 1.9km 🔼 3







Sale Price: \$399,000 (Normal Sale)

Sale Date: 27/03/2019 Days to Sell: N/A Last Price: Chg %:

First Price:

Chg %:

#### 7 BURRAGINNIN CL, SALE, VIC 3850



Property Type: House Area: 549 m<sup>2</sup> Area \$/m2: \$692

RPD: 153//PS642250

Features:

Distance from Property: 1.9km 🔼 3





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Sale Price: \$380,000 (Normal Sale)

Sale Date: 26/02/2019 Days to Sell: N/A

Last Price:

Chg %:

First Price:

Chg %:

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## 13 AUTHORS WAY, SALE, VIC 3850



Property Type: House Area: 597 m<sup>2</sup> Area \$/m2: \$678 RPD: 165//PS642250

Features:

Distance from Property: 1.9km 🔼 3 🕭 -

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Sale Price: \$405,000 (Normal Sale)

Sale Date: 16/01/2019 Days to Sell: N/A

Last Price: First Price:

Chg %:

Chg %:

### 73 THOMSON ST, SALE, VIC 3850



Property Type: House Area \$/m2:

RPD: 1//PS812049

Features:

Distance from Property: 269m = 3



**2** 2



Sale Price: \$410,000 (Normal Sale)

Sale Date: 05/12/2018 Days to Sell: 92 Days

Last Price: \$430,000

Chg %: -4.7%

First Price: \$430,000

Chg %: -4.7%

### 104 MACALISTER ST, SALE, VIC 3850



Property Type: House Area: 710 m<sup>2</sup> Area \$/m2: \$535 RPD: 1//LP72215

Features:

Distance from Property: 1.3km 🔼 3



**2** 2

**⊕** 2

Sale Price: \$380,000 (Normal Sale)

Sale Date: 28/11/2018 Days to Sell: N/A

Last Price:

Chg %:

First Price:

Chg %:

## 100 DUNDAS ST, SALE, VIC 3850



Property Type: House Area: 326 m<sup>2</sup> Area \$/m2: \$1.181 RPD: 2//PS812059

Features:

Distance from Property: 1.6km 2 3



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Sale Price: \$385,000 (Normal Sale)

Sale Date: 12/11/2018 Days to Sell: N/A

Last Price:

Chg %:

First Price:

Chg %:



# 13-17 PETTIT DRIVE, SALE, VIC 3850



## **Appraisal Price**

This market analysis has been prepared on 22/10/2019 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:

\$370,000 to \$407,000

## Contact your agent for further information:

Name:

**Heart Property** 

Mobile:

0409 442 532

Office:

Heart Property

Office Phone:

03 5144 2266

Email:

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