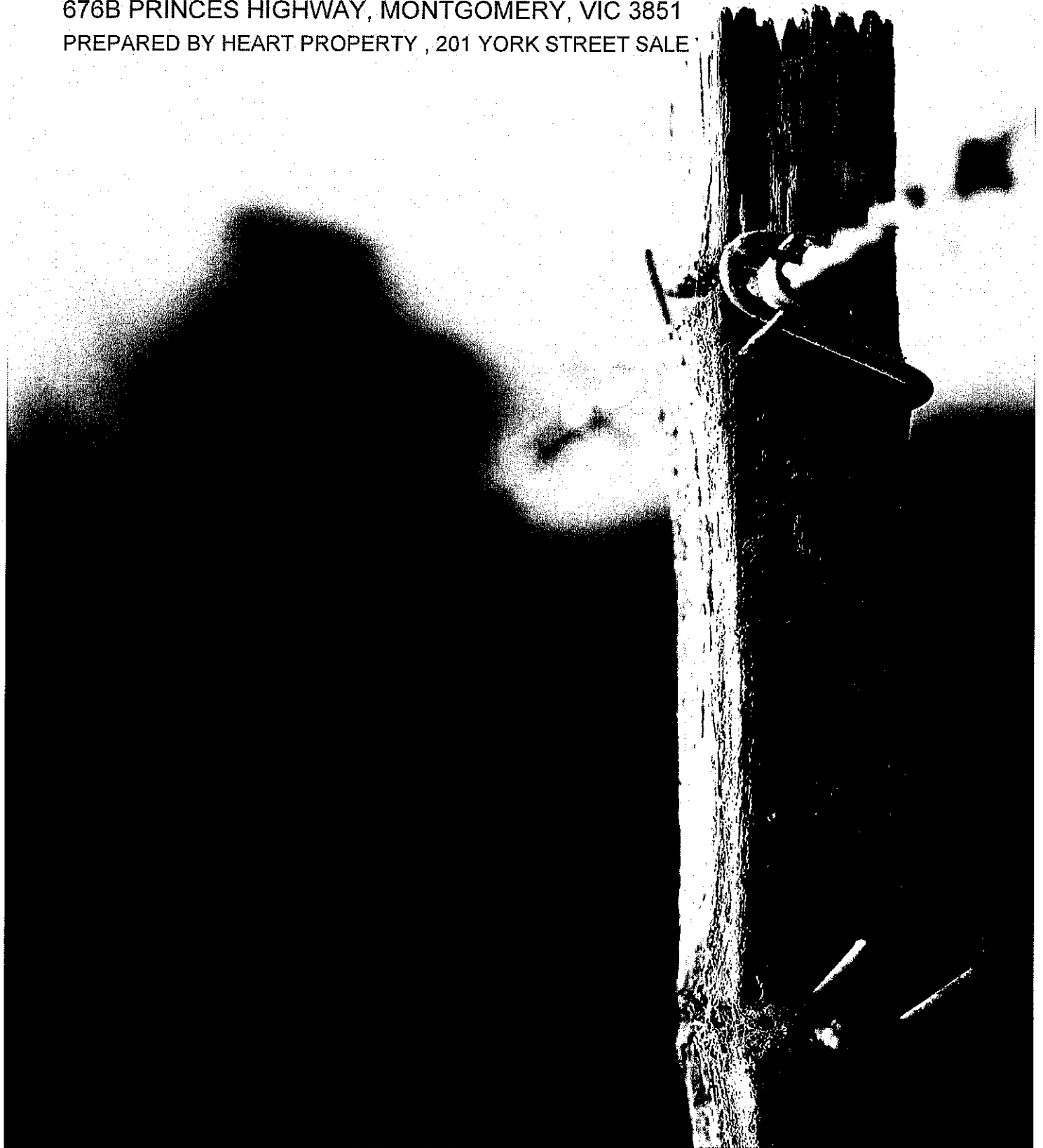


COMPARATIVE MARKET ANALYSIS

676B PRINCES HIGHWAY, MONTGOMERY, VIC 3851

PREPARED BY HEART PROPERTY, 201 YORK STREET SALE





John Henryk & Fredna Kay Binek
676b Princes Highway
Montgomery, VIC, 3851

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 1 properties selected within the radius of 5000.0m from the focus property. The lowest for sale price is \$538,500 and the highest for sale price is \$538,500 with a median sale price of \$538,500. Days listed ranges from 179 to 179 days with the average currently at 179 days for these selected properties.

25 WOODBURN DR, SALE 3850

 4  2  3



Property Type: House

Area:

RPD:

Features:

Current List Price: ~~\$538,500~~ **\$538,500**

First List Price: \$538,500 \$538,500

Date Listed: 06/05/2019 Days Listed: **179 Days**

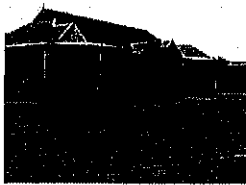
Listed Price Change:

Nearby Comparable Sold Properties

There are 4 sold properties selected within the radius of 5000.0m from the focus property. The lowest sale price is \$550,000 and the highest sale price is \$590,000 with a median sale price of \$572,500. Days listed ranges from 121 to 121 days with the average currently at 121 days for these selected properties.

22 ANDERSON CRT, MYRTLEBANK, VIC 3851

Distance from Property: 2.5km  4  2  4



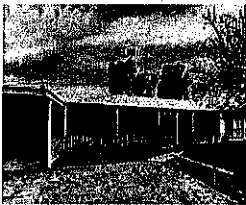
Property Type: House
Area: 1.71 ha
Area \$/m2: \$34
RPD: 2//CS1634

Features:

Sale Price: **\$590,000 (Normal Sale)**
Sale Date: 26/09/2018 Days to Sell: **N/A**
Last Price: Chg %:
First Price: Chg %:

658 PRINCES HWY, MONTGOMERY, VIC 3851

Distance from Property: 128m  4  2  6



Property Type: House
Area: 12 ha
Area \$/m2: \$5
RPD: 1C//PP3341

Features:

Sale Price: **\$575,000 (Normal Sale)**
Sale Date: 16/12/2017 Days to Sell: **N/A**
Last Price: Chg %:
First Price: Chg %:

341 YUILL RD, BUNDALAGUAH, VIC 3851

Distance from Property: 2.5km  4  1  5



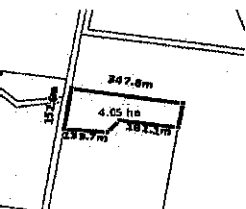
Property Type: House
Area: 2.3 ha
Area \$/m2: \$24
RPD: 1//PS717798

Features:

Sale Price: **\$550,000 (Normal Sale)**
Sale Date: 03/02/2017 Days to Sell: **121 Days**
Last Price: \$598,000 Chg %: **-8.0%**
First Price: \$620,000 - \$650,000 Chg %: **-11.3%**

34 FITZPATRICK RD, MONTGOMERY, VIC 3851

Distance from Property: 672m  3  -  -



Property Type: House
Area: 4 ha
Area \$/m2: \$14
RPD: 1//PS705896

Features:

Sale Price: **\$570,000 (Normal Sale)**
Sale Date: 16/02/2017 Days to Sell: **N/A**
Last Price: Chg %:
First Price: Chg %:

676B PRINCES HIGHWAY, MONTGOMERY, VIC 3851



Appraisal Price

This market analysis has been prepared on 01/11/2019 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:

\$543,000 to \$597,000

Contact your agent for further information:

Name: Heart Property
Mobile: 0409 442 532
Office: Heart Property
Office Phone: 03 5144 2266
Email: david@heartproperty.com.au

