



# COMPARATIVE MARKET ANALYSIS

204 GRAHAM STREET, WONTHAGGI, VIC 3995

PREPARED BY PBE REAL ESTATE WONTHAGGI







## 204 GRAHAM STREET, WONTHAGGI, VIC 3995



### Property Details

Property Type: House - N/A  
RPD: 13/1/LP11235 (8267592)

Land Use: DETACHED DWELLING (EXISTING)  
Zoning  
Council: BASS COAST SHIRE  
Features:

3 1 1

Area: 601 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$317  
Water/Sewerage:  
Property ID: 5266935 / VIC5274711  
UBD Ref: UBD Ref:

### Sales History

Sale Amount:	Sale Date:	Vendor:	Area:	Sale Type:	Related:
\$ 190,000	27/08/2004	CHAPMAN	600 m <sup>2</sup>	Normal Sale	No
\$ 78,000	07/07/2000	CUMAN; CUMAN	600 m <sup>2</sup>	Normal Sale	No
\$ 51,500	01/09/1988		600 m <sup>2</sup>	Normal Sale	No
\$ 25,000	04/06/1979	JOHNSON	0 m <sup>2</sup>	Normal Sale	No

## Nearby Sold Properties (Price Range)





## Nearby Comparable Sold Properties

There are 2 sold properties selected within a radius of 5,000m from the focus property. The lowest sale price is \$225,000 and the highest sale price is \$235,000 with a median sale price of \$230,000.

### 91 MERRIN CRES, WONTHAGGI, VIC 3995

Distance from Property: 1.1km  **3**  **1**  **1**



Property Type: House  
Area: 616 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$382  
RPD: 1//PS812513

Features:

Sale Price: **\$235,000 (Agents Advice - Sale)**  
Sale Date: 09/05/2019 Days to Sell:  
Last Price: Chg %:  
First Price: Chg %:

### 79 BROOME CRES, WONTHAGGI, VIC 3995

Distance from Property: 1km  **3**  **1**  **2**



Property Type: House  
Area: 408 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$551  
RPD: 1//PS631458

Features:

Sale Price: **\$225,000 (Agents Advice - Sale)**  
Sale Date: 03/05/2019 Days to Sell:  
Last Price: Chg %:  
First Price: Chg %:





## 204 GRAHAM STREET, WONTHAGGI, VIC 3995



### Appraisal Price

This market analysis has been prepared on 20/06/2019 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:

**\$259,000**

### Contact your agent for further information:

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