

# COMPARATIVE MARKET ANALYSIS

8 ROSE COURT, TRAFALGAR, VIC 3824

PREPARED BY CLINTON TAYLOR, DANNY EDEBOHLS PROPERTY SALES



Danny Edebohls  
**PROPERTY**SALES



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**PROPERTYSALES**

8 Rose Court  
Trafalgar, VIC, 3824

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

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## Nearby Comparable Sold Properties

There are 9 sold properties selected within a radius of 1,000m from the focus property. The lowest sale price is \$355 and the highest sale price is \$365,000 with a median sale price of \$325,500. Days listed ranges from 10 to 106 days with the average currently at 47 days for these selected properties.

### 8 EVANS ST, TRAFALGAR, VIC 3824

Distance from Property: 872m 3 1 6



Property Type: House  
Area: 835 m<sup>2</sup>  
Area \$/m<sup>2</sup>:  
RPD: 31//LP10709

Features:

Sale Price: **Price Withheld (Agents Advice -**  
Sale Date: 23/02/2018 Days to Sell: **N/A**  
Last Price: Chg %:  
First Price: Chg %:

### 24 CHAPMANS RD, TRAFALGAR, VIC 3824

Distance from Property: 785m 3 1 2



Property Type: House  
Area: 627 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$485  
RPD: 3//LP91421

Features:

Sale Price: **\$304,000 (Normal Sale)**  
Sale Date: 15/12/2017 Days to Sell: **106 Days**  
Last Price: UNDER CONTRACT Chg %: **-3.5%**  
First Price: \$315,000 Chg %: **-3.5%**

### 52 SCHOOL RD, TRAFALGAR, VIC 3824

Distance from Property: 417m 3 2 4



Property Type: House  
Area: 709 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$451  
RPD: 3//LP20363

Features:

Sale Price: **\$320,000 (Normal Sale)**  
Sale Date: 02/08/2018 Days to Sell: **41 Days**  
Last Price: \$320,000 Under Offer Chg %:  
First Price: \$320,000 (Under Chg %:

### 8 MURRAY CRT, TRAFALGAR, VIC 3824

Distance from Property: 1.1km 3 1 2



Property Type: House  
Area: 1,056 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$308  
RPD: 25//LP81508

Features: BRICK AND TILE

Sale Price: **\$325,000 (Normal Sale)**  
Sale Date: 08/01/2018 Days to Sell: **32 Days**  
Last Price: \$325,000 Chg %:  
First Price: \$325,000 (Under Chg %:

### 11 LOIS CRT, TRAFALGAR, VIC 3824

Distance from Property: 728m 3 1 2



Property Type: House  
Area: 786 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$414  
RPD: 14//LP122309

Features:

Sale Price: **\$325,500 (Normal Sale)**  
Sale Date: 04/07/2018 Days to Sell: **26 Days**  
Last Price: Under Offer Chg %: **-1.4%**  
First Price: \$330,000 Chg %: **-1.4%**



### 35 EDWARD CRES, TRAFALGAR, VIC 3824

Distance from Property: 119m  4  1  4



Property Type: House  
Area: 769 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$454  
RPD: 1//TP214778

Features:

Sale Price: **\$349,000 (Normal Sale)**  
Sale Date: 11/02/2018 Days to Sell: **10 Days**  
Last Price: \$349,000 Chg %:  
First Price: \$349,000 (Under Chg %:

### 9 KITCHENER ST, TRAFALGAR, VIC 3824

Distance from Property: 957m  3  2  2



Property Type: House  
Area: 724 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$483  
RPD: 5//LP20494

Features:

Sale Price: **\$350,000 (Agents Advice - Sale)**  
Sale Date: 13/09/2018 Days to Sell: **73 Days**  
Last Price: \$350,000 (Under Chg %:  
First Price: \$359,000 (Under Chg %: **-2.5%**

### 8 EVANS ST, TRAFALGAR, VIC 3824

Distance from Property: 872m  3  1  6



Property Type: House  
Area: 873 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$407  
RPD: 31//LP10709

Features:

Sale Price: **\$355,000 (Normal Sale)**  
Sale Date: 27/01/2018 Days to Sell: **37 Days**  
Last Price: UNDER CONTRACT Chg %: **-1.1%**  
First Price: \$359,000 Chg %: **-1.1%**

### 16 ANZAC RD, TRAFALGAR, VIC 3824

Distance from Property: 887m  4  2  3



Property Type: House  
Area: 863 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$423  
RPD: 20//LP10709

Features:

Sale Price: **\$365,000 (Normal Sale)**  
Sale Date: 03/01/2018 Days to Sell: **50 Days**  
Last Price: UNDER CONTRACT Chg %: **-1.4%**  
First Price: \$370,000 Chg %: **-1.4%**



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### Appraisal Price

This market analysis has been prepared on 08/10/2018 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:

### Contact your agent for further information:



Agent Name: Clinton Taylor  
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Office Phone: 03 5127 2000  
Email: [clinton@dannyedebohlspropertysales.com.au](mailto:clinton@dannyedebohlspropertysales.com.au)