



COMPARATIVE MARKET ANALYSIS

1/10-12 ROLLAND STREET, SALE, VIC 3850

PREPARED BY HEART PROPERTY , 201 YORK STREET SALE



William Lu
1/10-12 Rolland Street
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

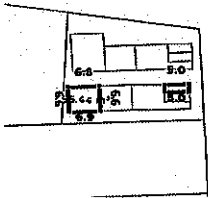
Heart Property
201 York Street Sale
Email: david@heartproperty.com.au
Phone: 03 5144 2266

Nearby Comparable Sold Properties

There are 5 sold properties selected within the radius of 4500.0m from the focus property. The lowest sale price is \$122,500 and the highest sale price is \$149,000 with a median sale price of \$125,000. Days listed ranges from 31 to 31 days with the average currently at 31 days for these selected properties.

3/165 PEARSON ST, SALE, VIC 3850

Distance from Property: 1.6km  1  -  -






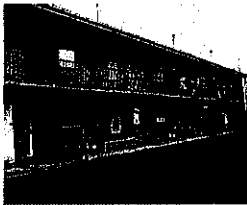
Property Type: Unit
Area: 45 m²
Area \$/m²: \$2,722
RPD: 10, 3//SP20125

Features:

Sale Price: **\$122,500 (Normal Sale)**
Sale Date: 17/12/2020 Days to Sell: **N/A**
Last Price: Chg %:
First Price: Chg %:

4/95 MACALISTER ST, SALE, VIC 3850

Distance from Property: 1.7km  1  1  -



Property Type: Unit
Area: 876 m²
Area \$/m²: \$143
RPD: 4//PS330766

Features:

Sale Price: **\$125,000 (Normal Sale)**
Sale Date: 03/09/2020 Days to Sell: **N/A**
Last Price: Chg %:
First Price: Chg %:

3/95 MACALISTER ST, SALE, VIC 3850

Distance from Property: 1.7km  1  1  1



Property Type: Unit
Area: 876 m²
Area \$/m²: \$142
RPD: 3//PS330766

Features:

Sale Price: **\$124,000 (Normal Sale)**
Sale Date: 25/08/2020 Days to Sell: **31 Days**
Last Price: \$120,000 - \$130,000 Chg %:
First Price: \$120,000 (Under Offer) Chg %:

3/391 YORK ST, SALE, VIC 3850

Distance from Property: 1.1km  1  1  1






Property Type: Unit
Area: 91 m²
Area \$/m²: \$1,483
RPD: 3//RP14922

Features:

Sale Price: **\$135,000 (Normal Sale)**
Sale Date: 10/06/2020 Days to Sell: **N/A**
Last Price: Chg %:
First Price: Chg %:

3/102 FITZROY ST, SALE, VIC 3850

Distance from Property: 981m  1  1  1



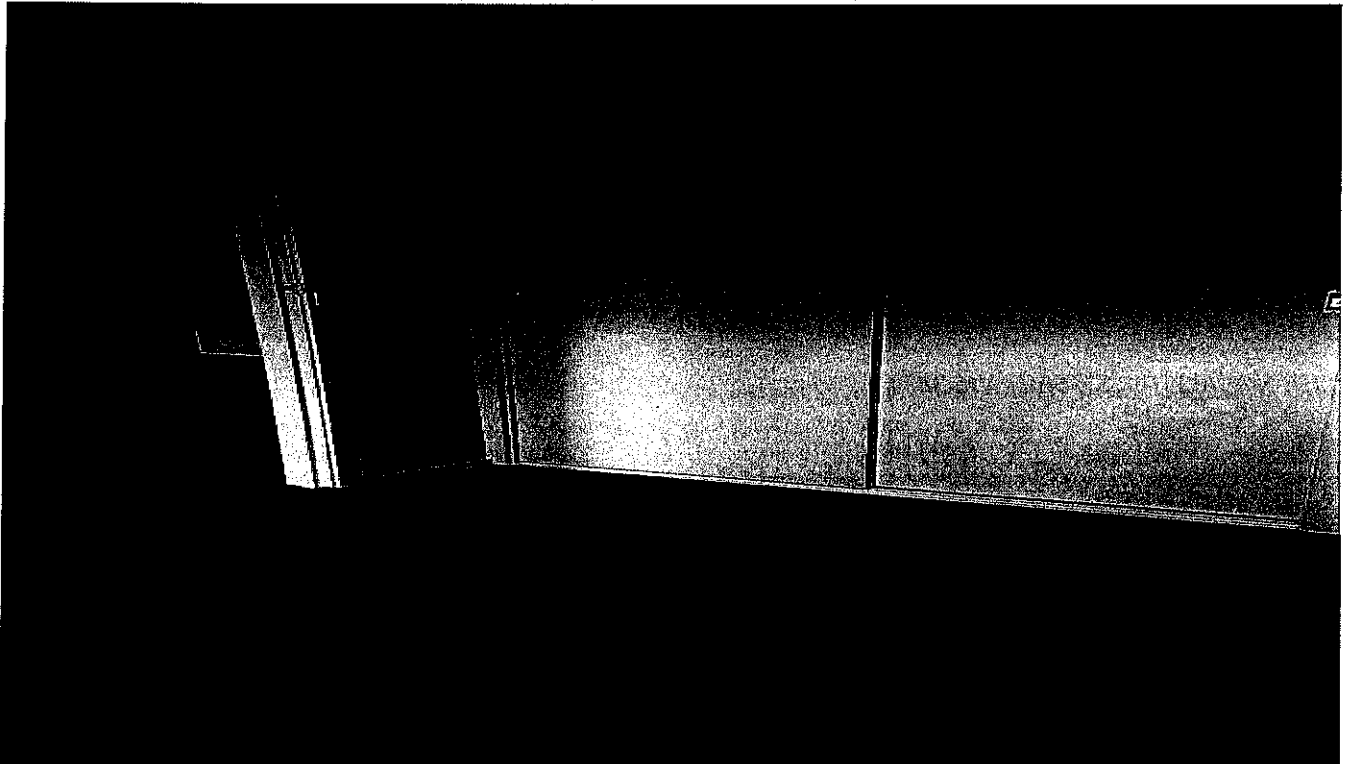
Property Type: Unit
Area: 101 m²
Area \$/m²: \$1,470
RPD: 3//SP21127

Features:

Sale Price: **\$149,000 (Normal Sale)**
Sale Date: 21/05/2020 Days to Sell: **N/A**
Last Price: Chg %:
First Price: Chg %:



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Appraisal Price

This market analysis has been prepared on 18/02/2021 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:

\$125,000 to \$138,000

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