



COMPARATIVE MARKET ANALYSIS

5A MYINDEE WAY, NOLLAMARA, WA 6061

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Nearby Comparable Sold Properties

There are 7 sold properties selected within the suburb of NOLLAMARA. The lowest sale price is \$460,000 and the highest sale price is \$525,000 with a median sale price of \$480,000. Days listed ranges from 3 to 45 days with the average currently at 16 days for these selected properties.

47C SYLVIA ST, NOLLAMARA, WA 6061

UBD Ref: Perth - 228 A12
Distance from Property: 525m  3  2  2



Property Type: House
Area: 193 m² (101 m²)
Area \$/m²: \$2,383(\$4,554)
RPD: S047993 3

Sale Price: **\$460,000 (Normal Sale)**
Sale Date: 06/02/2023 Days to Sell: **3 Days**
Last Price: Under Offer! (Under Chg %:
First Price: Grand Opening This Chg %:

Features: BUILD YR: 2005, WALL TYPE: BRICK, ROOF TYPE: TILE

9A ROBERTSBRIDGE RD, NOLLAMARA, WA 6061

UBD Ref: Perth - 228 F9
Distance from Property: 1.3km  3  2  2



Property Type: House
Area: 234 m² (110 m²)
Area \$/m²: \$2,111(\$4,491)
RPD: S073552 1

Sale Price: **\$494,000 (Normal Sale **)**
Sale Date: 17/04/2023 Days to Sell: **45 Days**
Last Price: From 489,000K Chg %:
First Price: Expression of Interest Chg %:

Features: BUILD YR: 2016, WALL TYPE: BRICK, ROOF TYPE: IRON

68A EASTDENE CIR, NOLLAMARA, WA 6061

UBD Ref: Perth - 228 G8
Distance from Property: 1.5km  3  2  2



Property Type: House
Area: 215 m² (215 m²)
Area \$/m²: \$2,233(\$2,233)
RPD: S075371 1

Sale Price: **\$480,000 (Normal Sale)**
Sale Date: 11/03/2023 Days to Sell: **38 Days**
Last Price: \$495,000 Chg %: **-3.0%**
First Price: \$495,000 (Under Offer) Chg %: **-3.0%**

Features: BUILD YR: 2016, WALL TYPE: BRICK, ROOF TYPE: IRON

10A KOOROODA RD, NOLLAMARA, WA 6061

UBD Ref: Perth - 228 D9
Distance from Property: 1.1km  3  2  2



Property Type: House
Area: 250 m² (132 m²)
Area \$/m²: \$2,100(\$3,977)
RPD: S072185 1

Sale Price: **\$525,000 (Normal Sale)**
Sale Date: 06/03/2023 Days to Sell: **13 Days**
Last Price: 539K (Under Offer) Chg %: **-2.6%**
First Price: \$539K (Under Offer) Chg %: **-2.6%**

Features: BUILD YR: 2016, WALL TYPE: BRICK, ROOF TYPE: TILE

15B ALMURTA ST, NOLLAMARA, WA 6061

UBD Ref: Perth - 228 D10
Distance from Property: 740m  3  2  2



Property Type: House
Area: 200 m² (109 m²)
Area \$/m²: \$2,350(\$4,312)
RPD: S057806 2

Sale Price: **\$470,000 (Normal Sale)**
Sale Date: 24/02/2023 Days to Sell: **3 Days**
Last Price: Mid \$400k's + Chg %:
First Price: Mid \$400k's + (Under Chg %:

Features: BUILD YR: 2008, WALL TYPE: BRICK, ROOF TYPE: TILE

Prepared on 18/05/2023 by Paulette Contessi, 0438908264 at The Contessi Group. © Property Data Solutions Pty Ltd 2023 (pricefinder.com.au)

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3A MONTEREY ST, NOLLAMARA, WA 6061

UBD Ref: Perth - 227 Q10
Distance from Property: 1km



3



2



2



Property Type: House
Area: 245 m² (104 m²)
Area \$/m²: \$2,102(\$4,952)
RPD: S073048 2

Sale Price: **\$515,000 (Normal Sale)**
Sale Date: 21/02/2023 Days to Sell: **5 Days**
Last Price: Under Offer! (Under Chg %:
First Price: Offers Over \$495,000 Chg %:

Features: BUILD YR: 2015, WALL TYPE: BRICK, ROOF TYPE: IRON, IMPROVEMENTS: SECURE PARKING

2/397B FLINDERS ST, NOLLAMARA, WA 6061

UBD Ref: Perth - 228 D10
Distance from Property: 897m



3



2



2



Property Type: House
Area: 191 m² (94 m²)
Area \$/m²: \$2,513(\$5,106)
RPD: S067663 2

Sale Price: **\$480,000 (Normal Sale)**
Sale Date: 23/01/2023 Days to Sell: **3 Days**
Last Price: Under Offer (Under Chg %:
First Price: COMING SOON (Under Chg %:

Features: BUILD YR: 2013, WALL TYPE: BRICK, ROOF TYPE: IRON