



COMPARATIVE MARKET ANALYSIS

24 ALISTER GROVE, TARNEIT, VIC 3029

PREPARED BY NINE REAL ESTATE, 101/2 INFINITY DRIVE TRUGANINA



Linet Sandeep Randive
24 Alister Grove
Tarneit, VIC, 3029

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

NINE REAL ESTATE
101/2 Infinity Drive Truganina
Email: sitaram@ninerealestate.com.au
Phone: 0430744997



24 ALISTER GROVE, TARNEIT, VIC 3029



Owner Details

Owner Name(s): THE PROPRIETORS
 Owner Address: N/A
 Phone(s):
 Owner Type: Owner Occupied

Property Details

Property Type: House - N/A
 RPD: 224/PS841640 (12352135)
 Land Use: VACANT RESIDENTIAL DWELLING SITE/SURVEYED LOT
 Zoning: URBAN GROWTH ZONE - SCHEDULE 11
 Council: WYNDHAM CITY
 Features:

4 bedrooms, 2 bathrooms, 2 cars

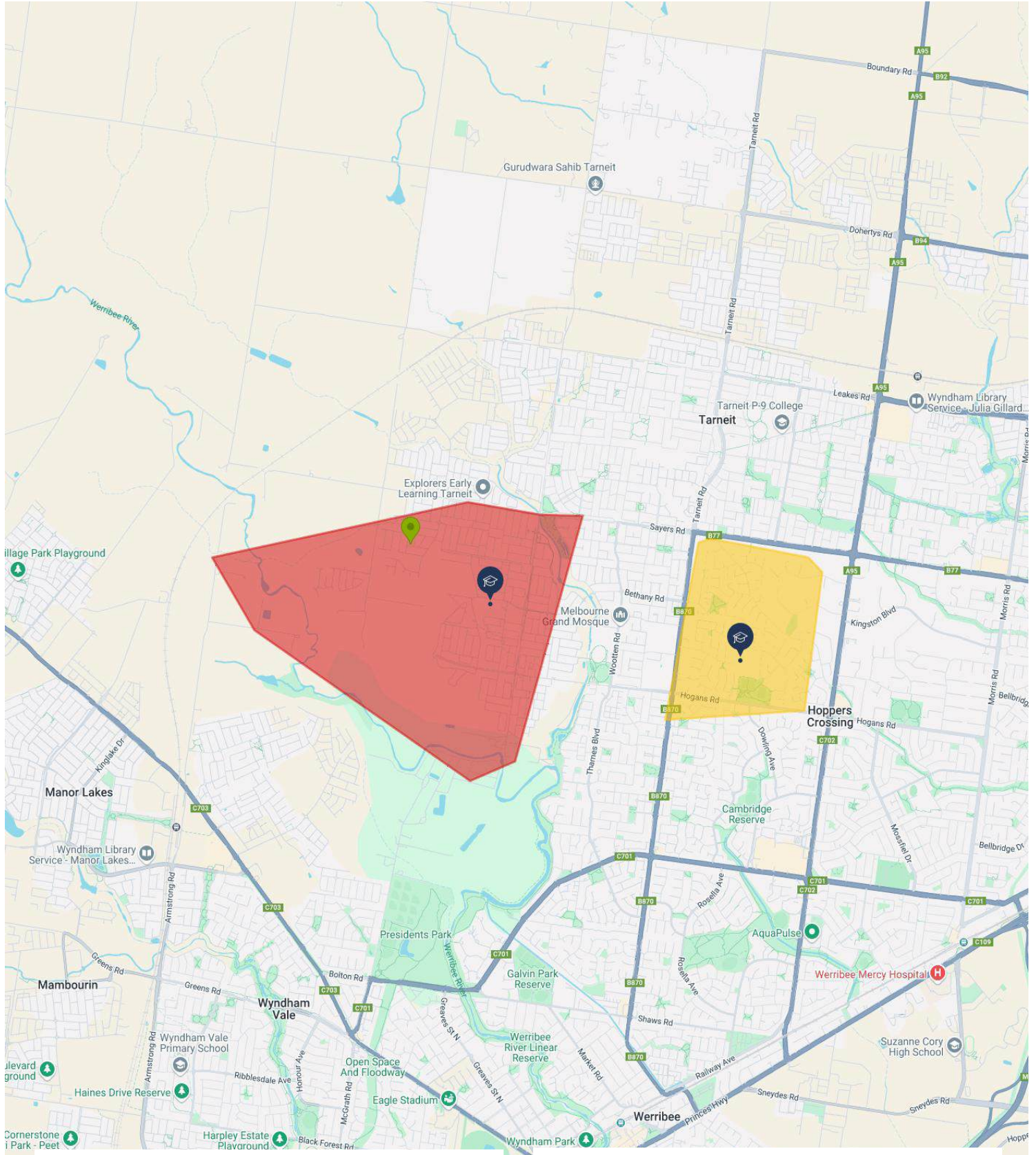
Area: 234 m²
 Area \$/m²: \$1,128
 Water/Sewerage:
 Property ID: 1512592896 /
 UBD Ref: UBD Ref: 276 D11

Sales History

Sale Amount:	Sale Date:	Vendor:	Area:	Sale Type:	Related:
\$ 264,000	27/10/2023	THE PROPRIETORS	234 m ²	Normal Sale	No
\$ 237,900	05/03/2021	THE PROPRIETORS	233 m ²	Normal Sale	No



School Catchment Areas



Karwan Primary School

Prep - 6

Co-ed



The Grange P-12 College

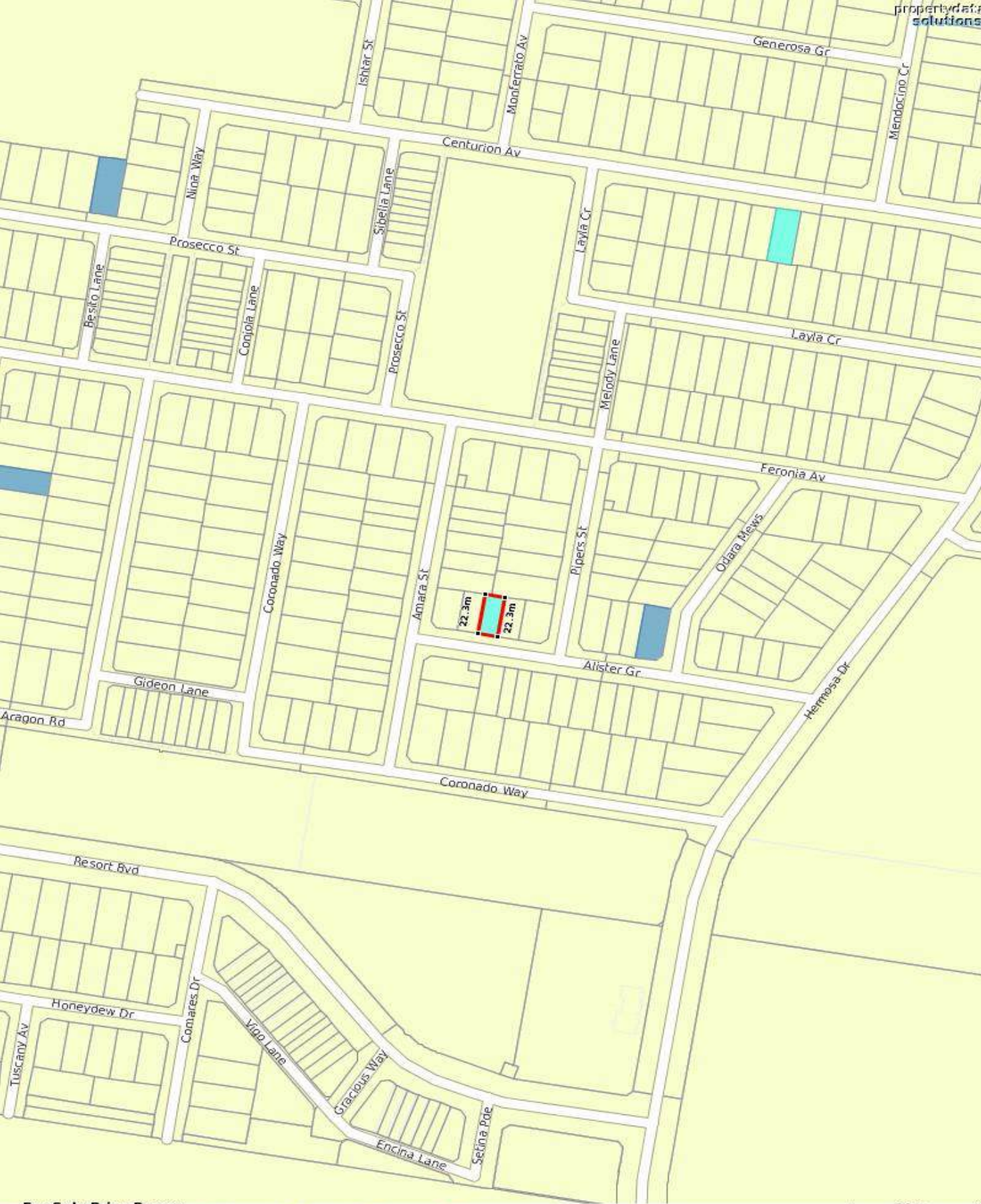
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Nearby Properties For Sale



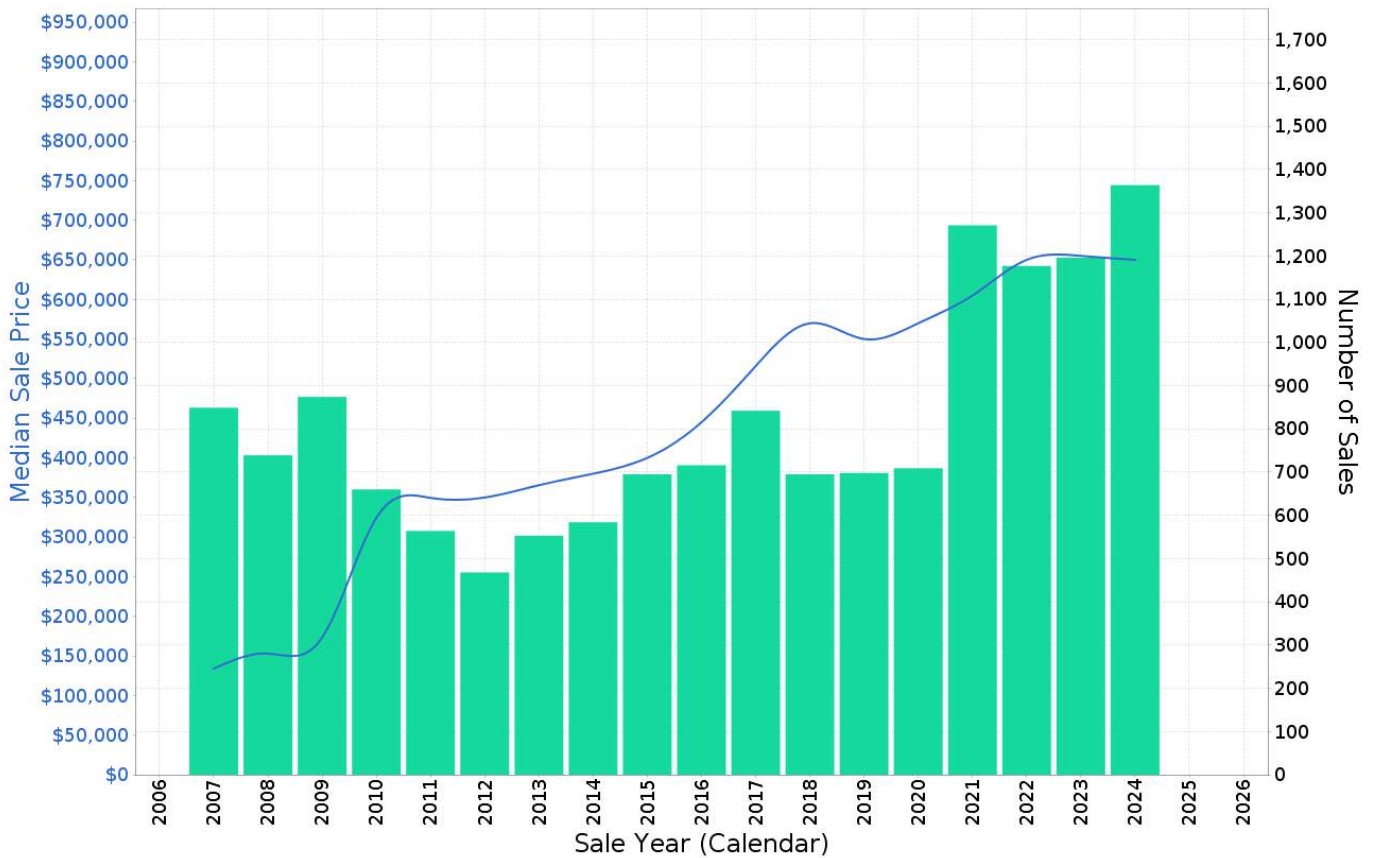
For Sale Price Range
\$250k \$500k \$750k \$1000k \$1500k \$2000k > \$2000k

80m
< 633m view >



Sales & Growth Chart (House)

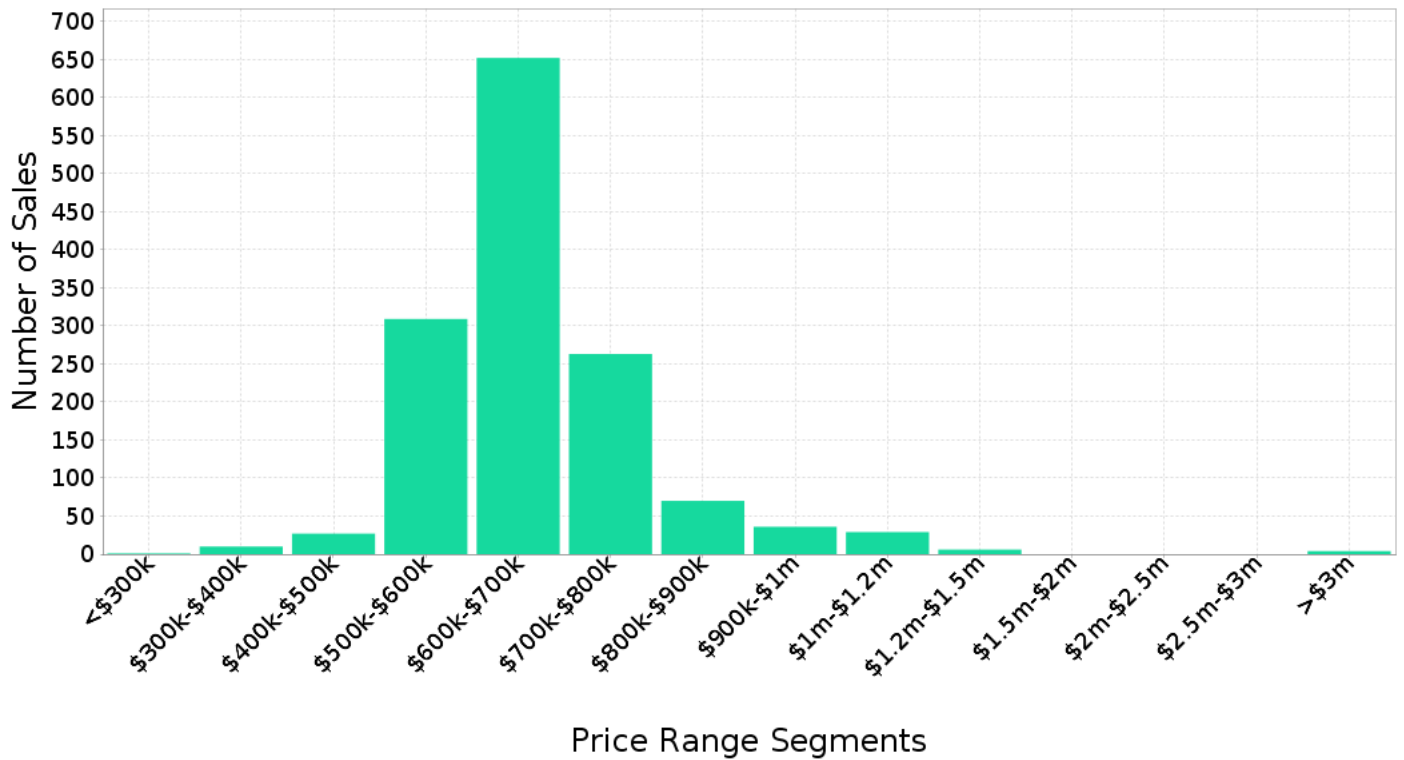
Year	No. of Sales	Average	Median	Growth	Low	High
2007	849	\$ 187,332	\$ 134,000		\$ 3,035	\$ 570,000
2008	739	\$ 206,737	\$ 153,000	14.2 %	\$ 3,901	\$ 570,000
2009	874	\$ 236,867	\$ 173,250	13.2 %	\$ 43,000	\$ 570,000
2010	660	\$ 305,276	\$ 324,500	87.3 %	\$ 75,000	\$ 1,040,000
2011	564	\$ 336,919	\$ 349,500	7.7 %	\$ 125,900	\$ 4,000,000
2012	468	\$ 362,109	\$ 350,000	0.1 %	\$ 114,000	\$ 650,000
2013	553	\$ 381,303	\$ 365,500	4.4 %	\$ 112,500	\$ 2,316,000
2014	584	\$ 396,290	\$ 380,000	4.0 %	\$ 99,000	\$ 3,000,000
2015	695	\$ 482,108	\$ 400,000	5.3 %	\$ 175,000	\$ 31,000,000
2016	716	\$ 497,227	\$ 445,000	11.2 %	\$ 141,000	\$ 5,500,000
2017	842	\$ 553,523	\$ 516,000	16.0 %	\$ 219,000	\$ 9,974,000
2018	695	\$ 634,456	\$ 570,000	10.5 %	\$ 315,000	\$ 10,050,000
2019	698	\$ 568,803	\$ 550,000	-3.5 %	\$ 357,083	\$ 8,000,000
2020	709	\$ 605,188	\$ 570,000	3.6 %	\$ 254,000	\$ 11,500,000
2021	1271	\$ 660,895	\$ 605,000	6.1 %	\$ 327,000	\$ 17,710,000
2022	1177	\$ 724,575	\$ 650,000	7.4 %	\$ 253,000	\$ 15,200,000
2023	1196	\$ 692,523	\$ 655,000	0.8 %	\$ 203,800	\$ 14,500,000
2024	1364	\$ 694,205	\$ 650,000	-0.8 %	\$ 150,000	\$ 10,900,000
2025	0					



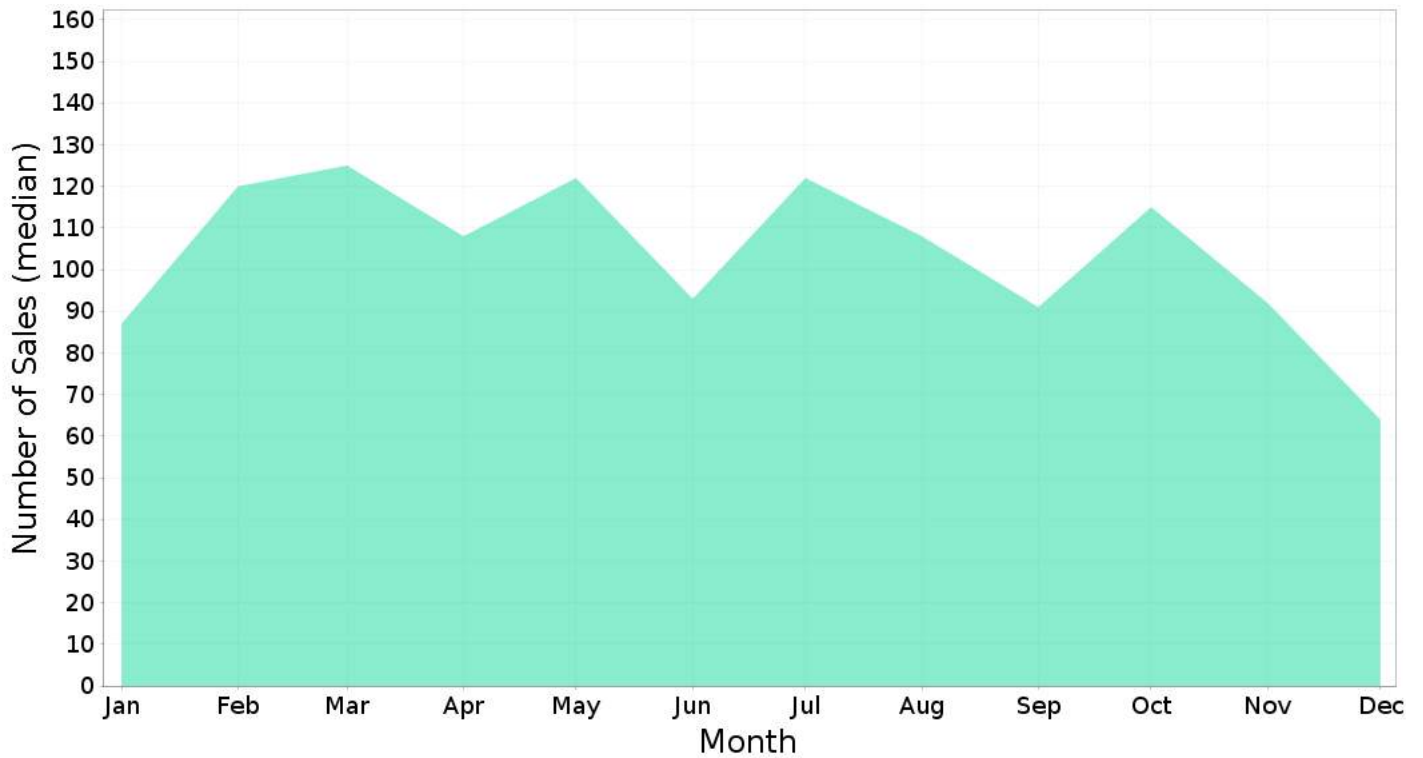
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Price Segmentation

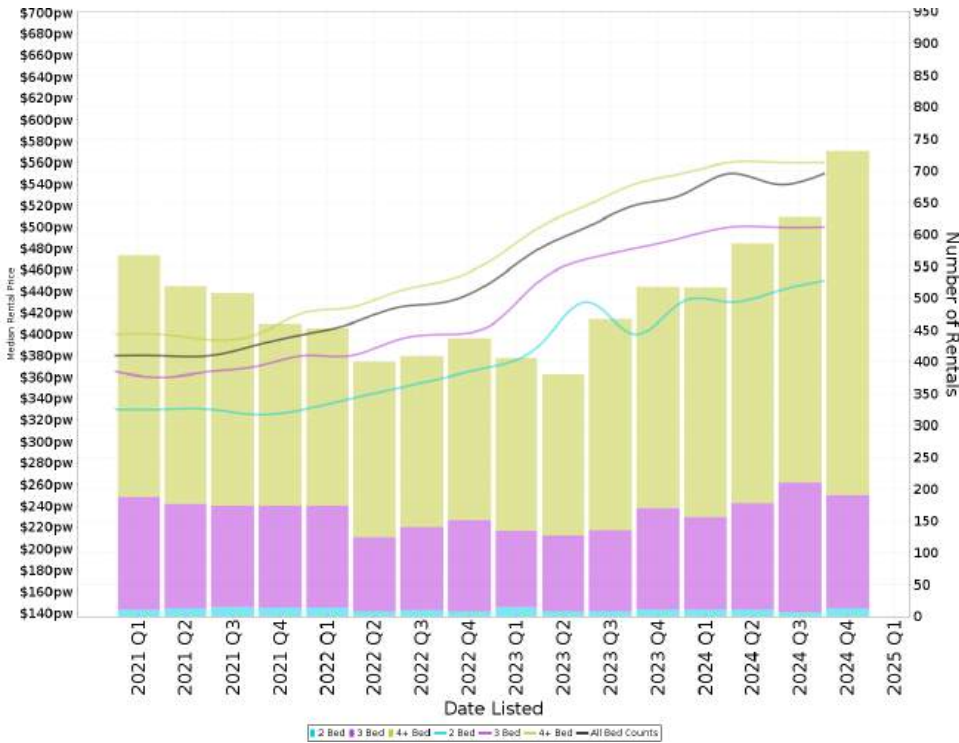


Peak Selling Periods





Median Weekly Rents (Houses)



Suburb Sale Price Growth

-0.8%

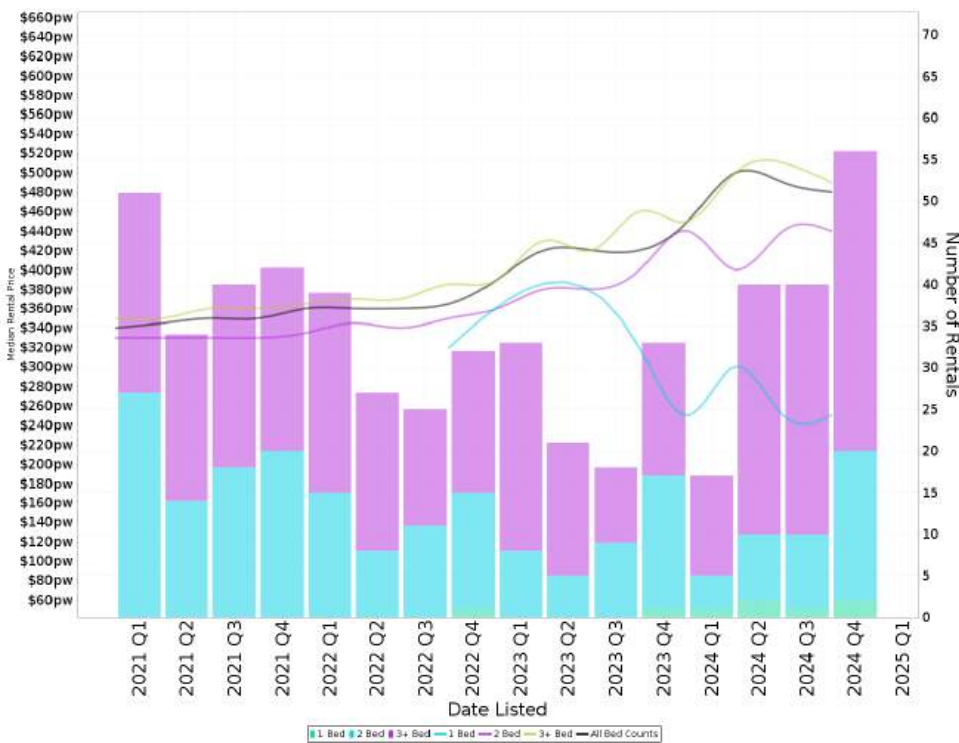
Current Median Price: \$650,000
 Previous Median Price: \$655,000
 Based on 2560 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.3%

Current Median Price: \$650,000
 Current Median Rent: \$540
 Based on 2461 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-1.0%

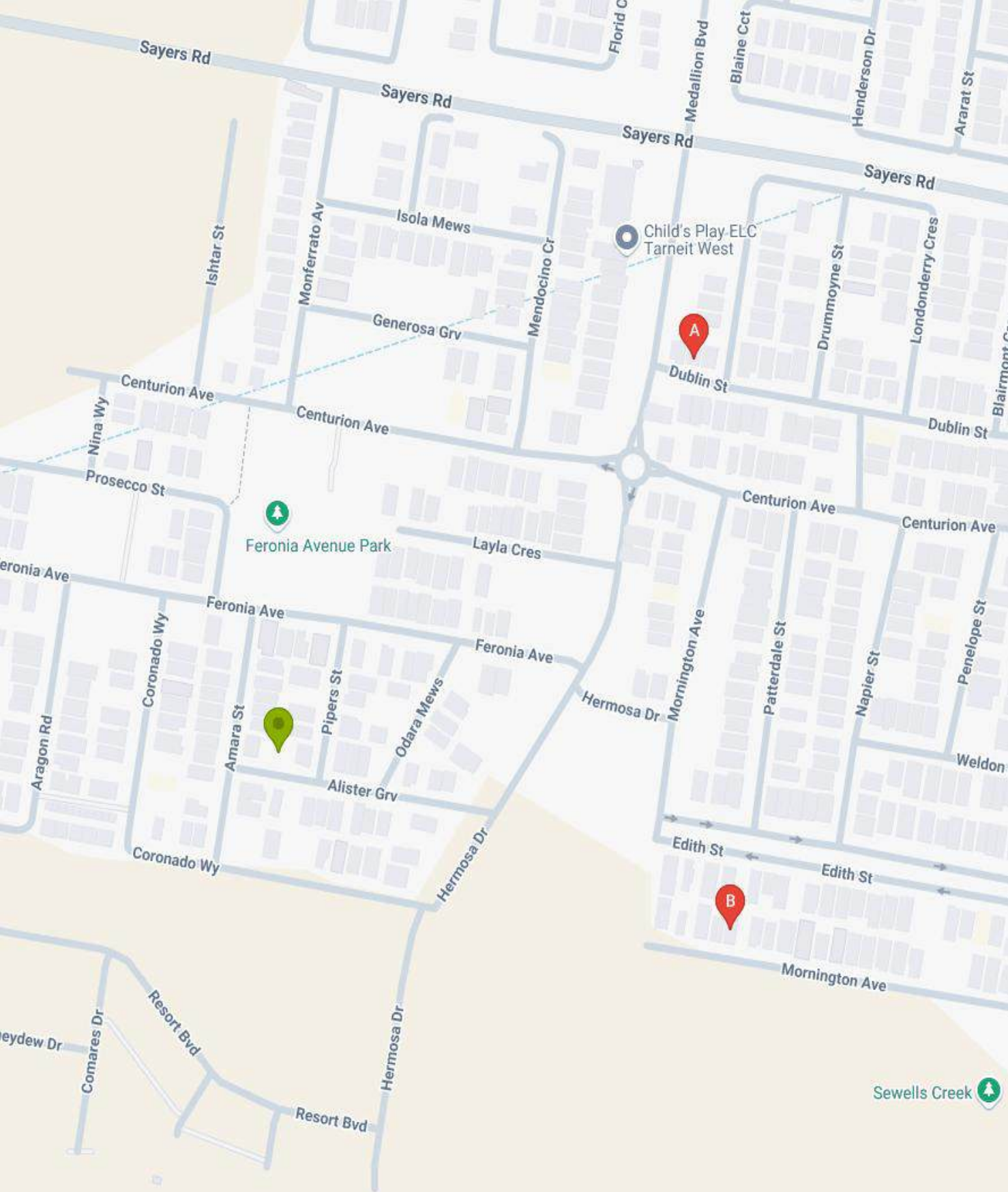
Current Median Price: \$480,000
 Previous Median Price: \$485,000
 Based on 178 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+5.2%

Current Median Price: \$480,000
 Current Median Rent: \$480
 Based on 153 registered Unit rentals compared over the last 12 months.

Comparable Properties Map



- For Rent
- For Sale
- Sold



Nearby Comparable For Sale Properties

There are 3 properties selected within the radius of 1000.0m from the focus property. The lowest for sale price is \$617,001 and the highest for sale price is \$622,001 with a median sale price of \$621,001. Days listed ranges from 3 to 6 days with the average currently at 5 days for these selected properties.

MARIGOLD EST, TARNEIT 3029

4 2 2



Property Type: House
Area: 313 m² (186 m²)
RPD:

Features: null

Current List Price: **\$622,001**
First List Price: \$622,001
Date Listed: 23/01/2025 Days Listed: **3 Days**
Listed Price Change:

GRAND CENTRAL EST, TARNEIT 3029

4 2 2



Property Type: House
Area: 313 m² (184 m²)
RPD:

Features: null

Current List Price: **\$621,001**
First List Price: \$621,001
Date Listed: 20/01/2025 Days Listed: **6 Days**
Listed Price Change:

GRAND CENTRAL EST, TARNEIT 3029

4 2 2



Property Type: House
Area: 313 m² (186 m²)
RPD:

Features: null

Current List Price: **\$617,001**
First List Price: \$617,001
Date Listed: 20/01/2025 Days Listed: **6 Days**
Listed Price Change:



Nearby Comparable Sold Properties

There are 2 sold properties selected within the radius of 500.0m from the focus property. The lowest sale price is \$600,000 and the highest sale price is \$631,000 with a median sale price of \$615,500. Days listed ranges from 16 to 17 days with the average currently at 17 days for these selected properties.

54 DUBLIN ST, TARNEIT, VIC 3029

UBD Ref: Melbourne - 276 E10
Distance from Property: 456m



Property Type: House
Area: 263 m²
Area \$/m²: \$2,281
RPD: 1401//PS820463

Features:

Sale Price: **\$600,000 (Normal Sale)**
Sale Date: 16/06/2024 Days to Sell: **17 Days**
Last Price: Contact Agent Chg %:
First Price: PLEASE CONTACT Chg %:



59 MORNINGTON AVE, TARNEIT, VIC 3029

UBD Ref: Melbourne - 276 F12
Distance from Property: 397m



Property Type: House
Area: 336 m²
Area \$/m²: \$1,878
RPD: 1576//PS820473

Features:

Sale Price: **\$631,000 (Normal Sale)**
Sale Date: 16/07/2024 Days to Sell: **16 Days**
Last Price: UNDER OFFER BY LYN Chg %:
First Price: \$660,000 - \$680,000 Chg %: **-5.8%**





24 ALISTER GROVE, TARNEIT, VIC 3029



Appraisal Price

This market analysis has been prepared on 26/01/2025 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:

\$585,000 to \$610,000

Contact your agent for further information:

Name: NINE REAL ESTATE
Mobile:
Office: NINE REAL ESTATE
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Email: sitaram@ninerealestate.com.au