



MANDY LEE

家誠地產

The Proprietor
South Parade
Blackburn VIC 3130

29th July 2019

Dear Reader,
Thank you for the opportunity to appraise your property at 12A Coolabah Street Doncaster VIC 3108

Careful consideration has been taken to provide you with an appraisal for your property in today's market conditions.

To establish a market value, I have carefully considered the premises, size, location, along with current market conditions and similar properties recently sold or currently on the market.

Should you have any questions relating to the information contained within this appraisal, please do not hesitate to contact me on the details below.

If I can be of any further assistance, please do not hesitate to contact me on the details below. I look forward to working with you to achieve your real estate goals.

Yours Sincerely,

David Lin
Mandy Lee Real Estate
965 Whitehorse Road

BOX HILL VIC 3128
m: 0412346168



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Your Property

1/18 SOUTH PARADE BLACKBURN VIC 3130

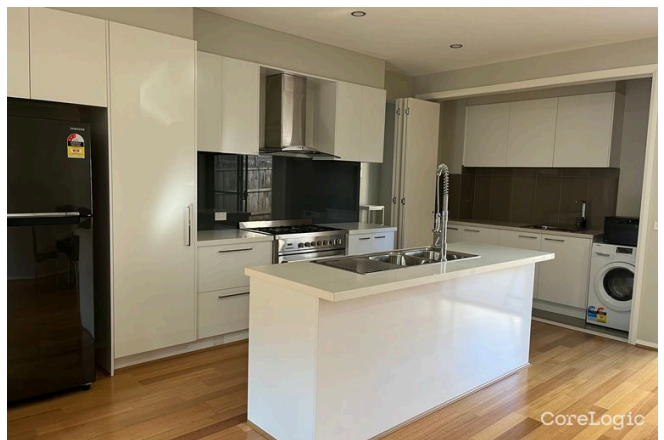
3

2

1

207m²

87m²



Your Property History

- 21 Mar, 2024 - Listed for rent at \$700 WEEKLY
- 18 Aug, 2023 - Listed for rent as Under Application
- 8 Aug, 2022 - Listed for rent at \$600 per week
- 1 Jun, 2016 - Sold for \$990,000

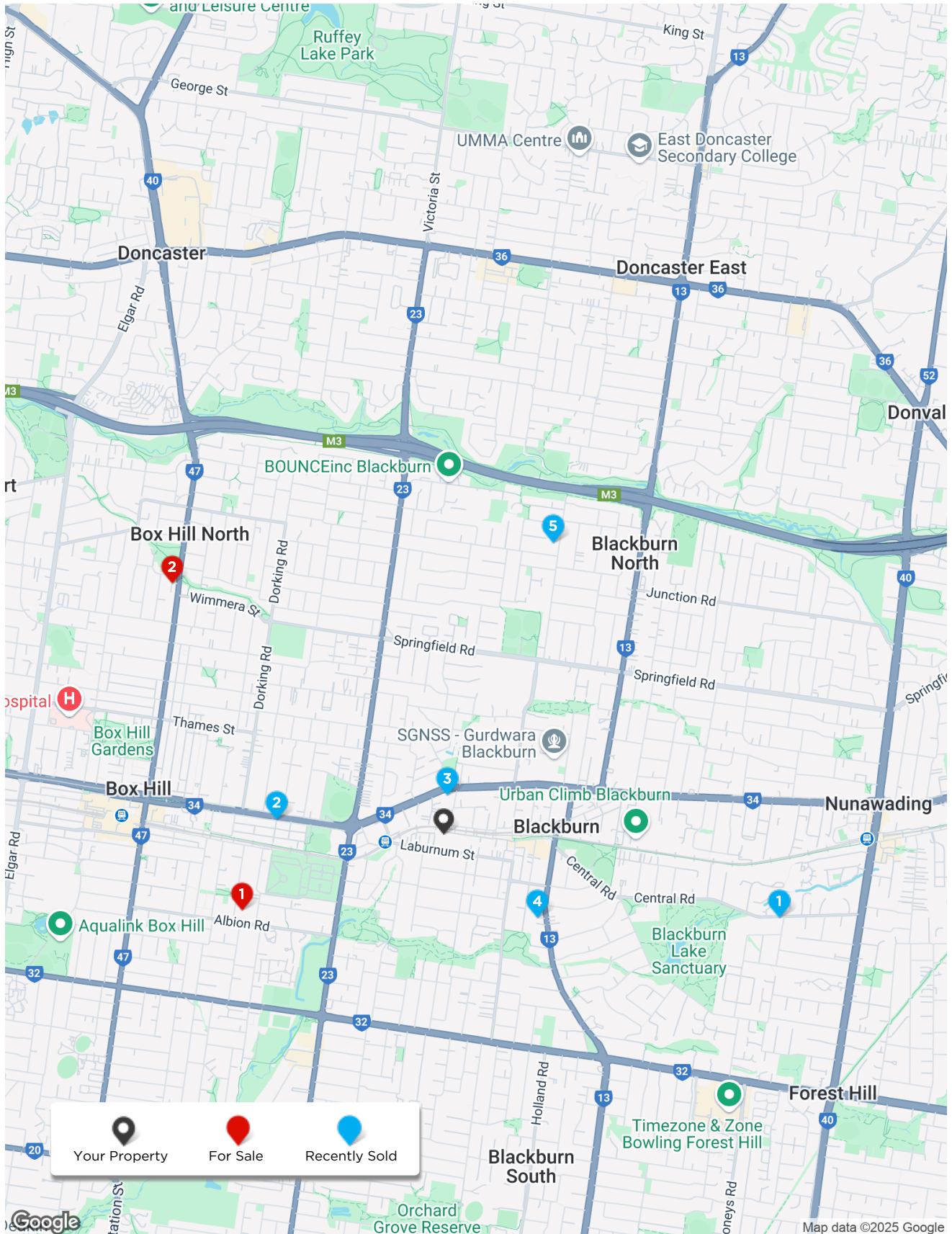
Introducing David Lin



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Comparables Map: Sales & Listings

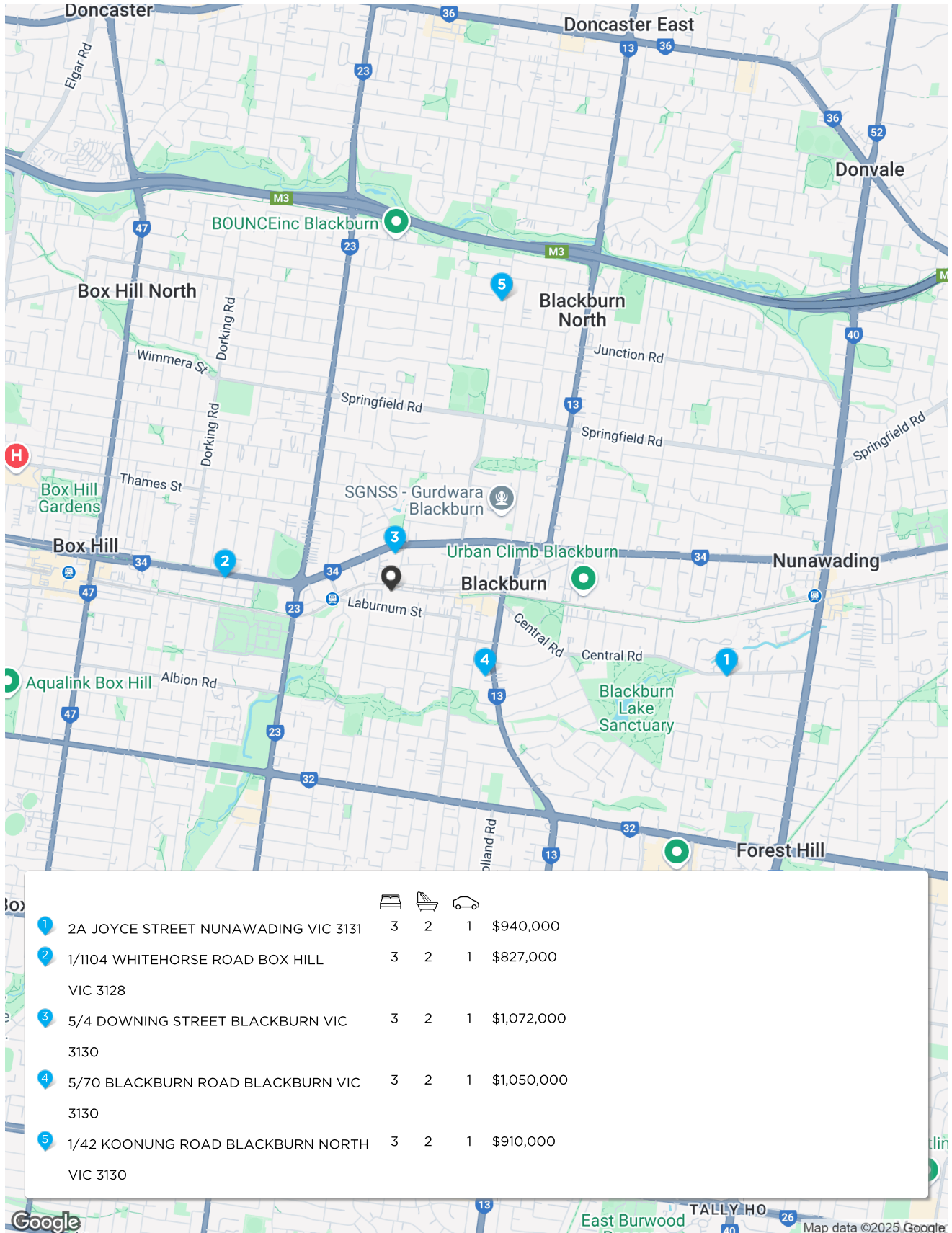




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Comparables Map: Sales



* This data point was edited by the author of this CMA and has not been verified by CoreLogic

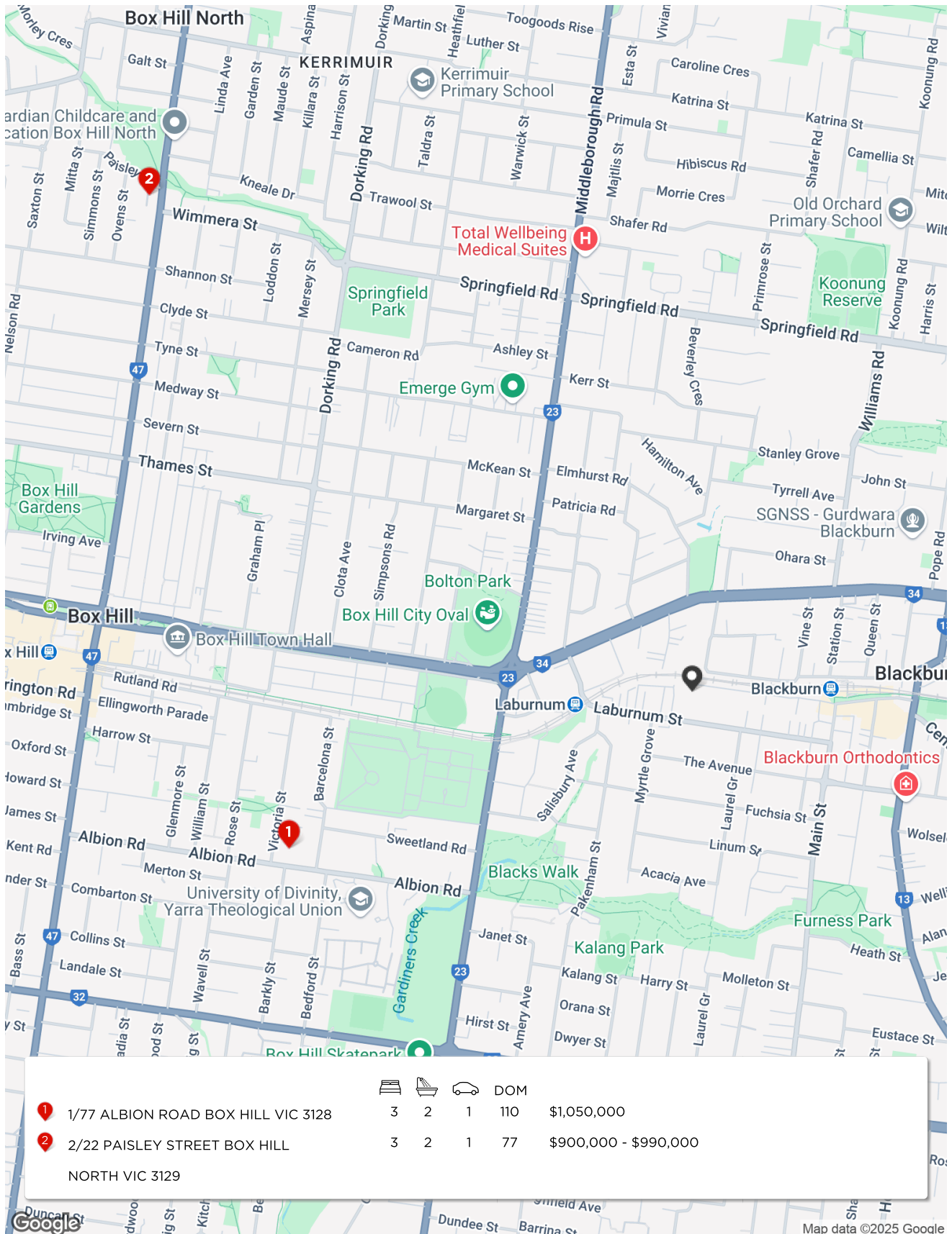
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Comparables Map: Listings



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Comparable Listings

1 1/77 ALBION ROAD BOX HILL VIC 3128



3 2 1 260m² 119m²
Year Built 2017 DOM 110 days
Listing Date 01-Nov-24 Distance 1.36km
Listing Price \$1,050,000

2 2/22 PAISLEY STREET BOX HILL NORTH VIC 3129

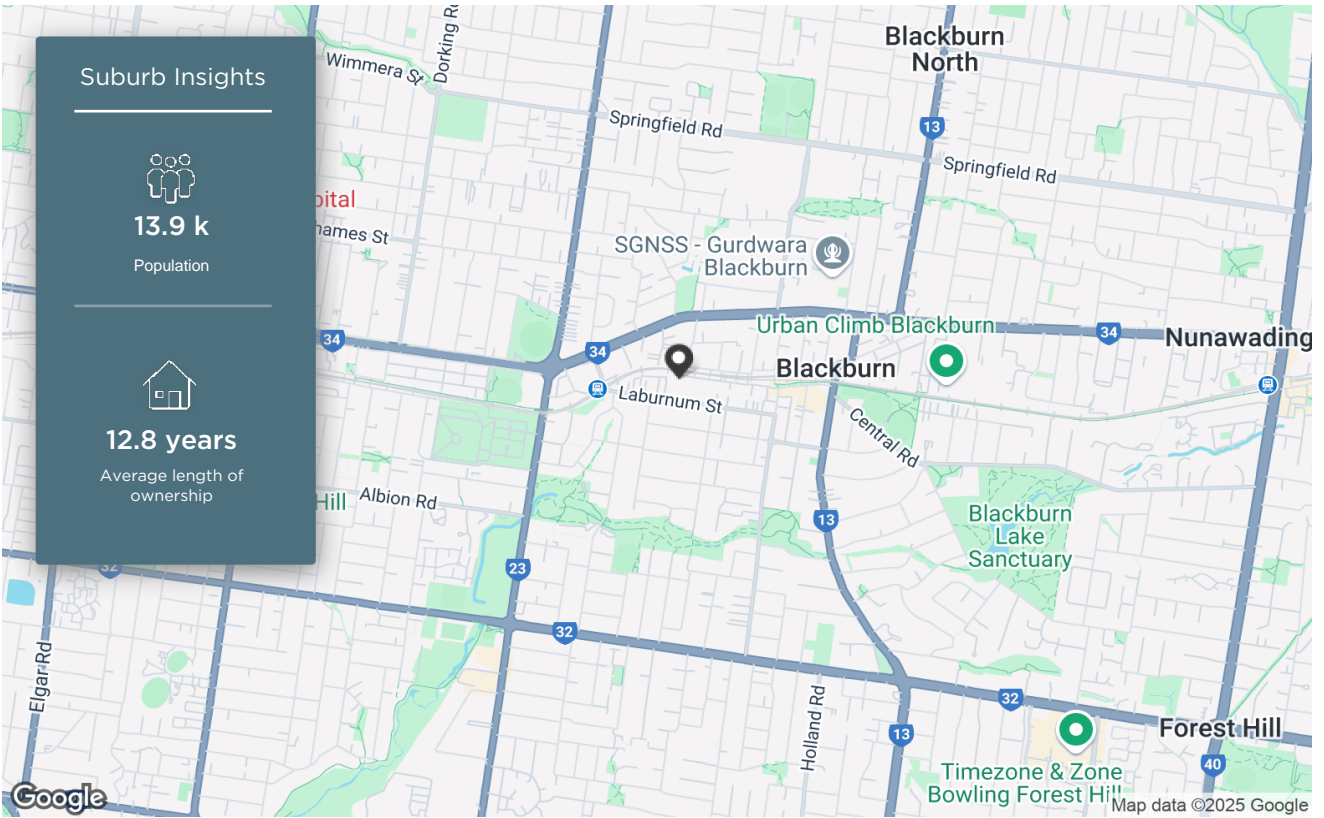


3 2 1 201m² 137m²
Year Built 2000 DOM 77 days
Listing Date 28-Oct-24 Distance 2.3km
Listing Price \$900,000 - \$990,000

DOM = Days on market * This data point was edited by the author of this CMA and has not been verified by CoreLogic

Blackburn

Demographic



The size of Blackburn is approximately 5.9 square kilometres. It has 23 parks covering nearly 12% of total area. The population of Blackburn in 2011 was 12,795 people. By 2016 the population was 13,927 showing a population growth of 8.8% in the area during that time. The predominant age group in Blackburn is 40-49 years. Households in Blackburn are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Blackburn work in a professional occupation. In 2011, 76.7% of the homes in Blackburn were owner-occupied compared with 72.3% in 2016. Currently the median sales price of houses in the area is \$1,510,000.

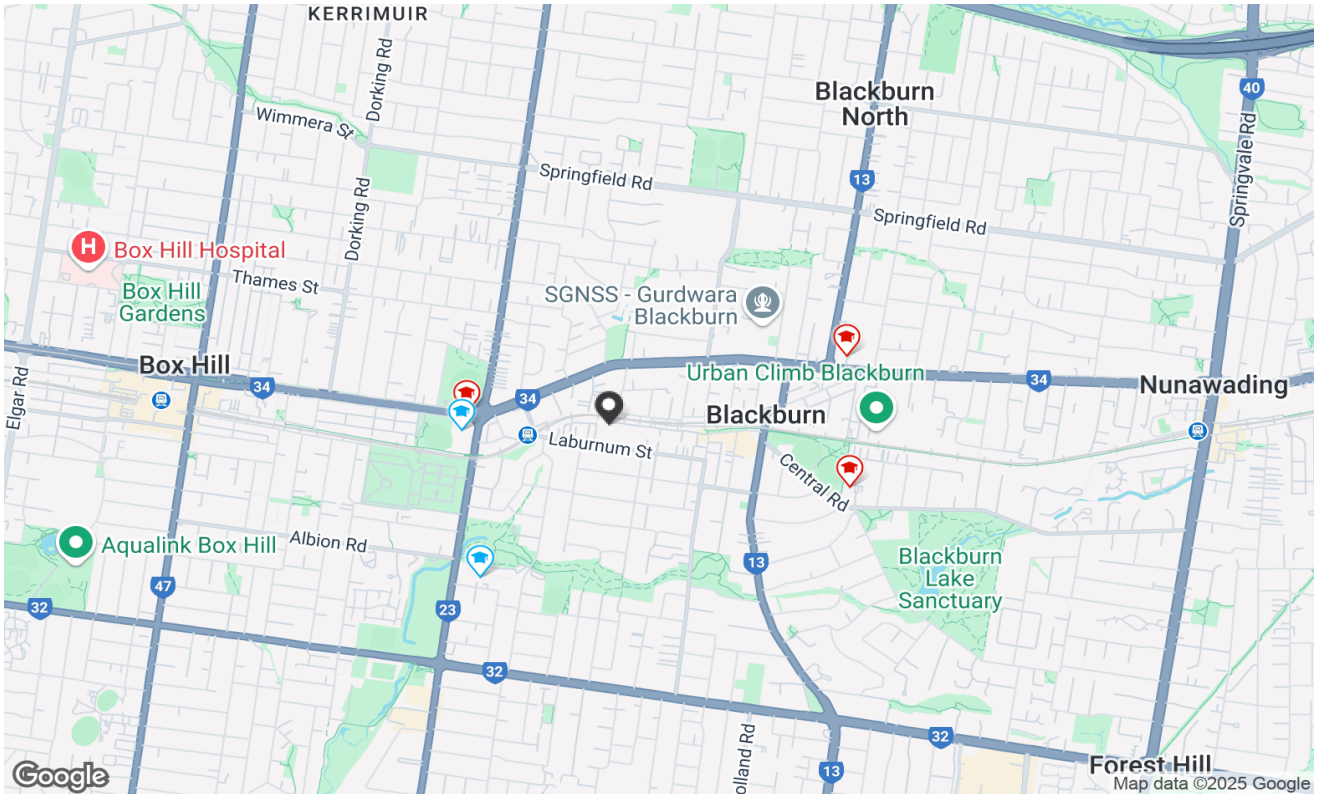
HOUSEHOLD STRUCTURE		HOUSEHOLD OCCUPANCY		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
Childless Couples	35.3	Owns Outright	39.8	0-15.6K	4.5	0-9	11.1
Couples with Children	50.9	Purchaser	32.5	15.6-33.8K	10.7	10-19	12.5
Single Parents	12.1	Renting	24.9	33.8-52K	10.8	20-29	13.1
Other	1.6	Other	0.7	52-78K	13.4	30-39	12.4
		Not Stated	2.0	78-130K	21.1	40-49	14.5
				130-182K	13.1	50-59	13.2
				182K+	17.5	60-69	9.5
						70-79	6.5
						80-89	5.5
						90-99	1.5



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Local Schools



	SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
	SEDA College (Victoria) - Cricket Australia - Box Hill	0.62km	Secondary	Mixed	Non-Government	-
	Box Hill High School 1180 Whitehorse Road Box Hill VIC 3128	0.65km	Secondary	Mixed	Government	7-12
	Laburnum Primary School 1-31 Janet Street Blackburn VIC 3130	0.92km	Primary	Mixed	Government	0-6
	Blackburn Primary School 185 Surrey Road Blackburn VIC 3130	1.16km	Primary	Mixed	Government	0-6
	St Thomas the Apostle School 57 Central Road Blackburn VIC 3130	1.16km	Primary	Mixed	Non-Government	0-6



Property is within school catchment area

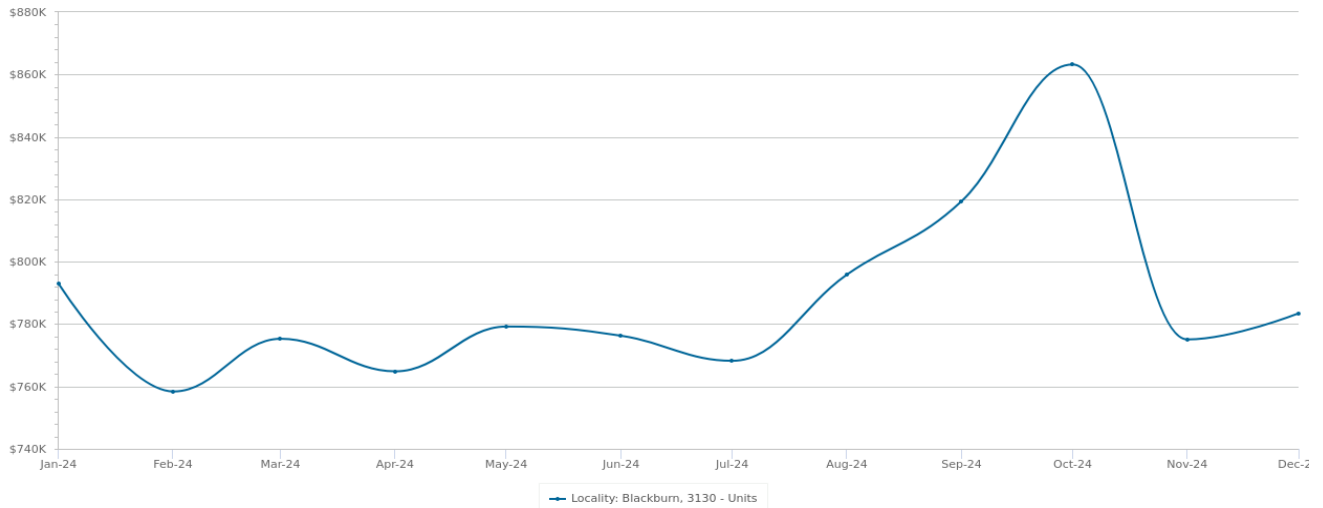


Property is outside school catchment area



Recent Market Trends

Median Value - 12 Months (Unit)

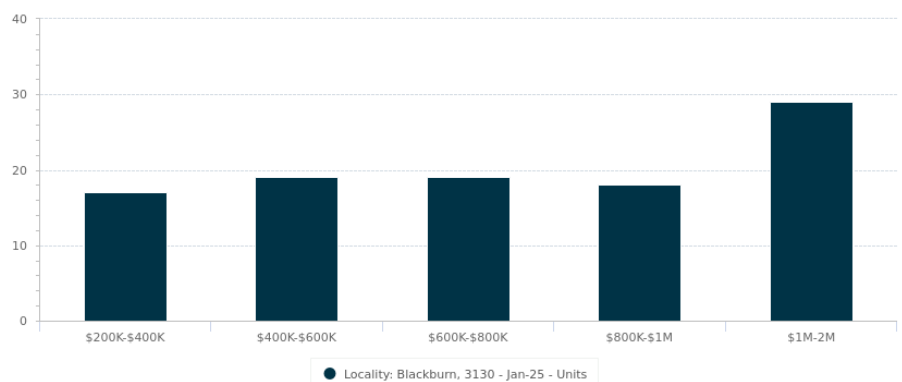


Statistics are calculated at the end of the displayed month

PERIOD	PROPERTIES SOLD	MEDIAN VALUE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
Jan 2025	-	-	-	-	-	-
Dec 2024	6	\$783,433	1.1% ▲	36	33	\$530
Nov 2024	13	\$775,072	-10.2% ▼	35	48	\$525
Oct 2024	11	\$863,216	5.3% ▲	35	49	\$520
Sep 2024	11	\$819,441	3.0% ▲	34	48	\$530
Aug 2024	8	\$795,885	3.6% ▲	33	40	\$525
Jul 2024	10	\$768,221	-1.0% ▼	32	38	\$530
Jun 2024	3	\$776,254	-0.4% ▼	30	33	\$520
May 2024	7	\$779,208	1.9% ▲	31	38	\$520
Apr 2024	15	\$764,848	-1.3% ▼	31	32	\$510
Mar 2024	3	\$775,288	2.2% ▲	31	31	\$495
Feb 2024	9	\$758,389	-4.3% ▼	30	27	\$480

Sales by Price - 12 months (Unit)

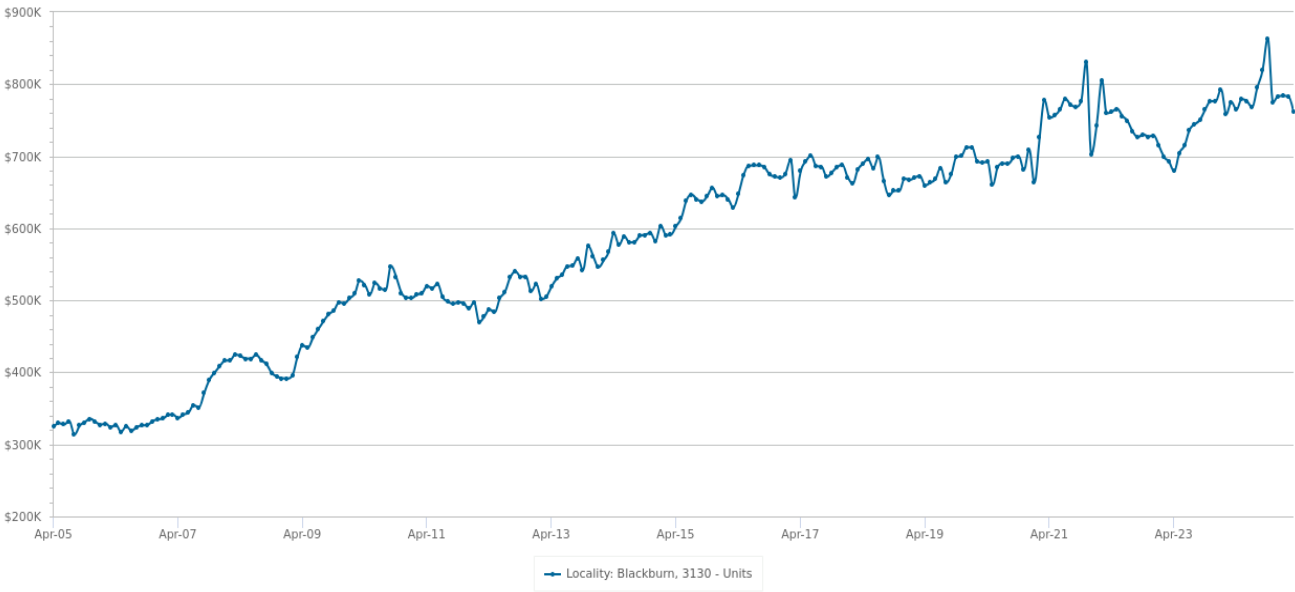
PRICE	NUMBER
<200K	0
\$200K-\$400K	17
\$400K-\$600K	19
\$600K-\$800K	19
\$800K-\$1M	18
\$1M-\$2M	29
>2M	0



Statistics are calculated over a rolling 12 month period

Long Term Market Trends

Median Value - 20 Years (Unit)

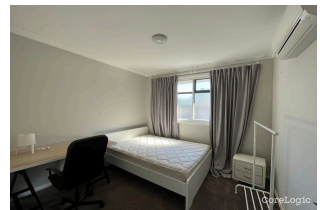
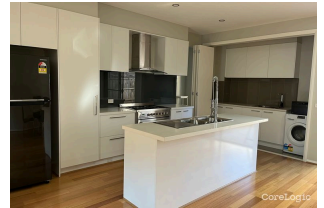


Statistics are calculated at the end of the displayed month

PERIOD	PROPERTIES SOLD	MEDIAN VALUE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
2025	104	\$761,847	-1.7% ▼	37	155	\$540
2024	100	\$775,288	11.9% ▲	31	157	\$495
2023	111	\$692,539	-8.8% ▼	30	176	\$420
2022	100	\$759,601	-2.3% ▼	38	188	\$390
2021	59	\$777,771	12.5% ▲	38	121	\$390
2020	71	\$691,267	2.8% ▲	49	154	\$415
2019	71	\$672,626	-1.2% ▼	57	165	\$405
2018	134	\$680,958	6.0% ▲	40	156	\$400
2017	118	\$642,341	2.1% ▲	55	184	\$385
2016	131	\$629,261	6.4% ▲	44	169	\$380
2015	144	\$591,135	4.3% ▲	39	117	\$360
2014	94	\$566,863	12.2% ▲	40	109	\$357
2013	88	\$505,319	5.9% ▲	34	107	\$350
2012	83	\$477,211	-6.4% ▼	21	80	\$350
2011	77	\$509,782	-3.3% ▼	31	75	\$340
2010	60	\$527,219	25.2% ▲	29	64	\$330
2009	61	\$421,198	-0.8% ▼	35	69	\$310
2008	73	\$424,599	24.4% ▲	28	87	\$265
2007	59	\$341,382	5.4% ▲	38	76	\$250
2006	52	\$323,976	0.5% ▲	28	79	\$240

Summary

1/18 SOUTH PARADE BLACKBURN VIC 3130



Appraisal price range

Notes from your agent

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