

# COMPARATIVE MARKET ANALYSIS

2 VERDON STREET, WARRNAMBOOL, VIC 3280

PREPARED BY MATTHEW NORTHEAST, STOCKDALE & LEGGO WARRNAMBOOL





30th January, 2025

Mr. M Alexander, Mrs. S Aalexander & Mrs. L Wormald  
2 Verdon Street,  
Warrnambool, Vic, 3280

Dear Max, Susie & Lyn,,

RE: 2 Verdon Street, Warrnambool

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.

I have based this appraisal on current market conditions as well my extensive knowledge of the property market in the local Warrnambool area. I have tried to show as many comparable sales as I can within the east Warrnambool area for you to view.

Should you have any questions relating to the information contained with this document please feel free to contact me on the details below.

Kind Regards

*Matthew Northeast*

Matthew Northeast  
Stockdale & Leggo Warrnambool  
Phone: 0417 055 229  
Office Phone: 03 55614444  
Email: [matt@nslrealestate.com.au](mailto:matt@nslrealestate.com.au)  
Web: [www.stockdaleleggo.com.au/warrnambool](http://www.stockdaleleggo.com.au/warrnambool)



## 2 VERDON STREET, WARRNAMBOOL, VIC 3280



### 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: 29//LP41020

Land Use: RESIDENTIAL COMPANY SHARE UNIT (WITHIN MULTI-STOREY

Zoning

Council: WARRNAMBOOL CITY

Features:

 3  1  2

Area: 660 m²

Area \$/m²: \$91

Water/Sewerage:

Property ID: 5230453 / VIC5146407

UBD Ref: UBD Ref:

## Nearby Sold Properties (Price Range)



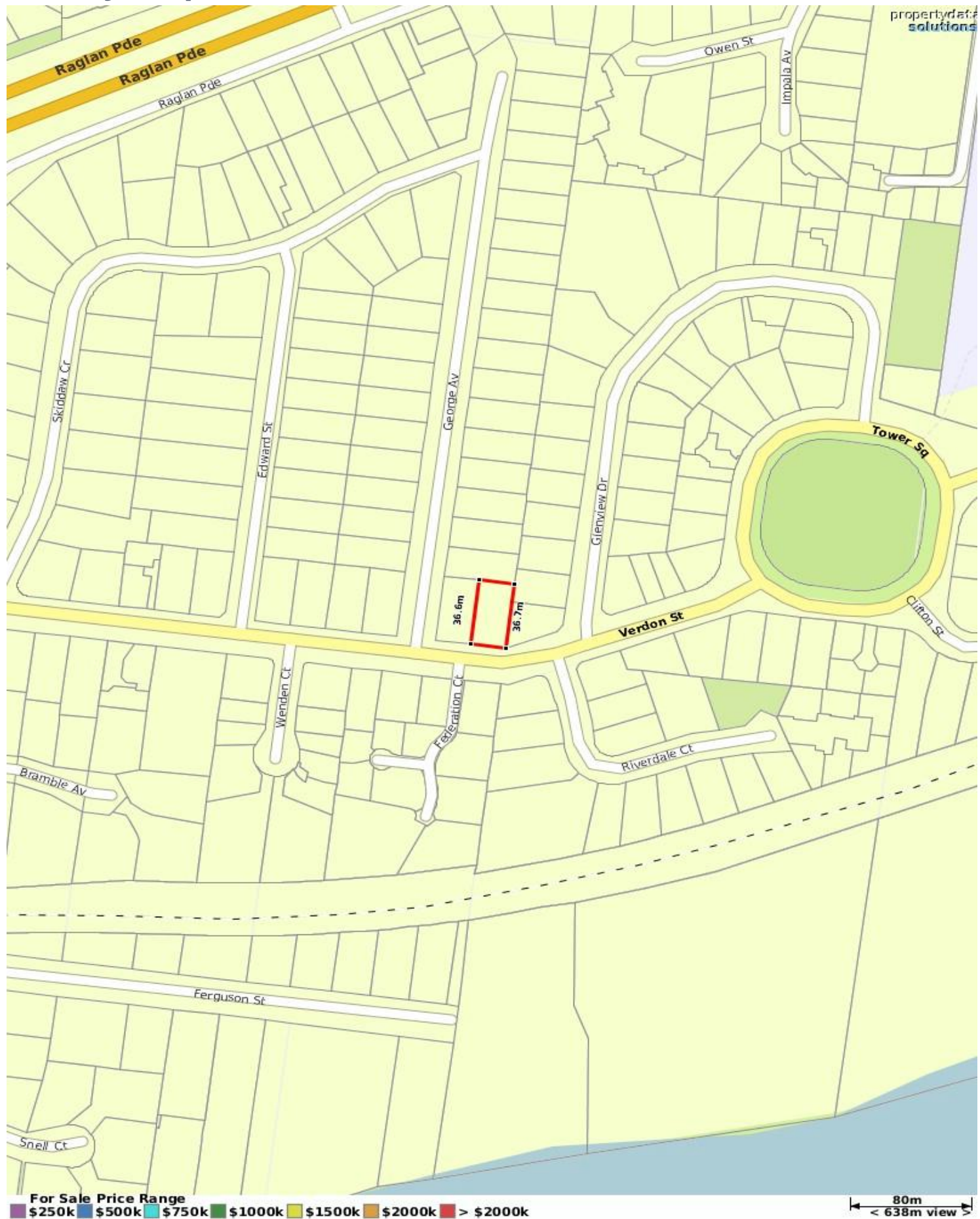


## Nearby Sold Properties (Sale Date)



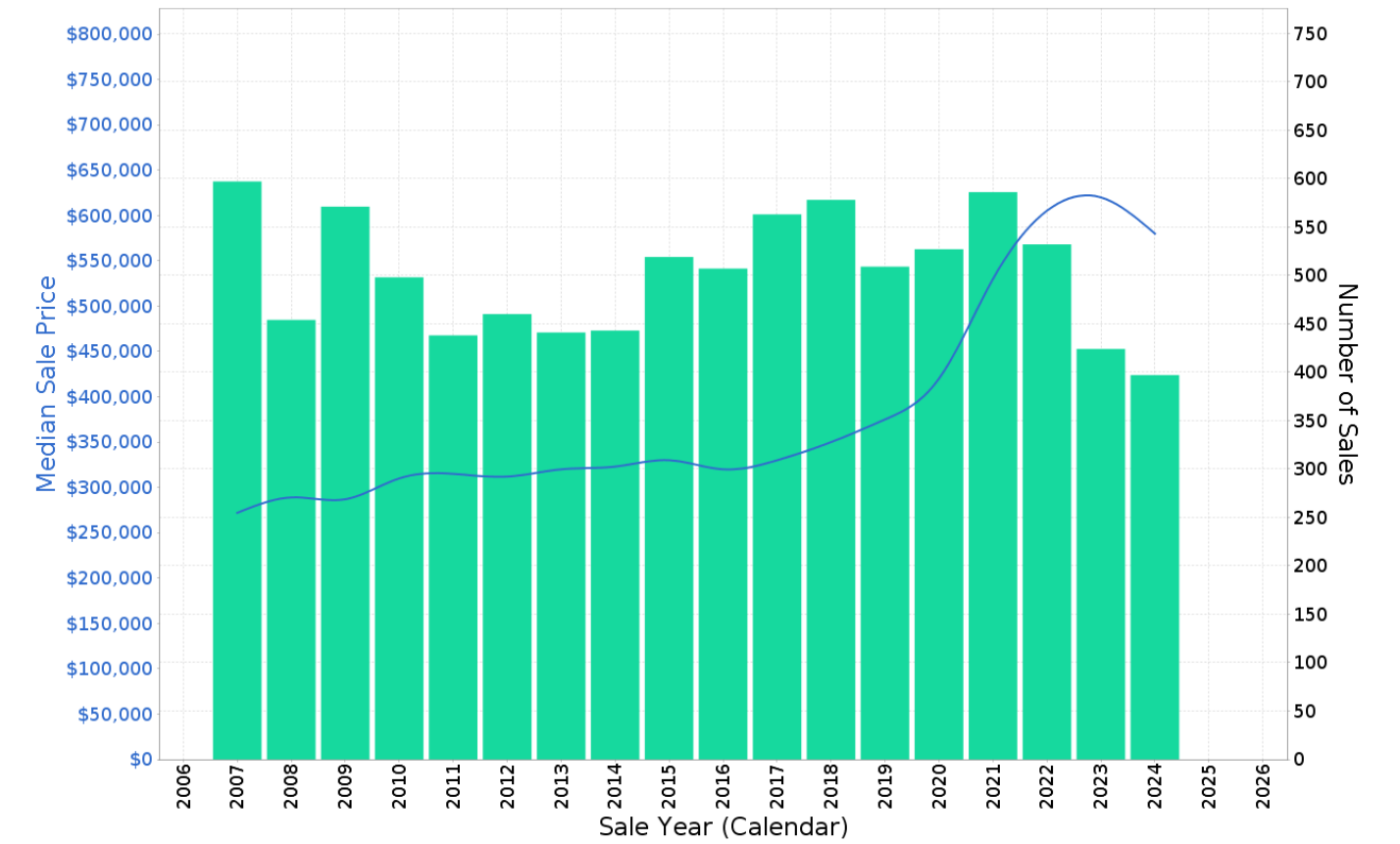


## Nearby Properties For Sale

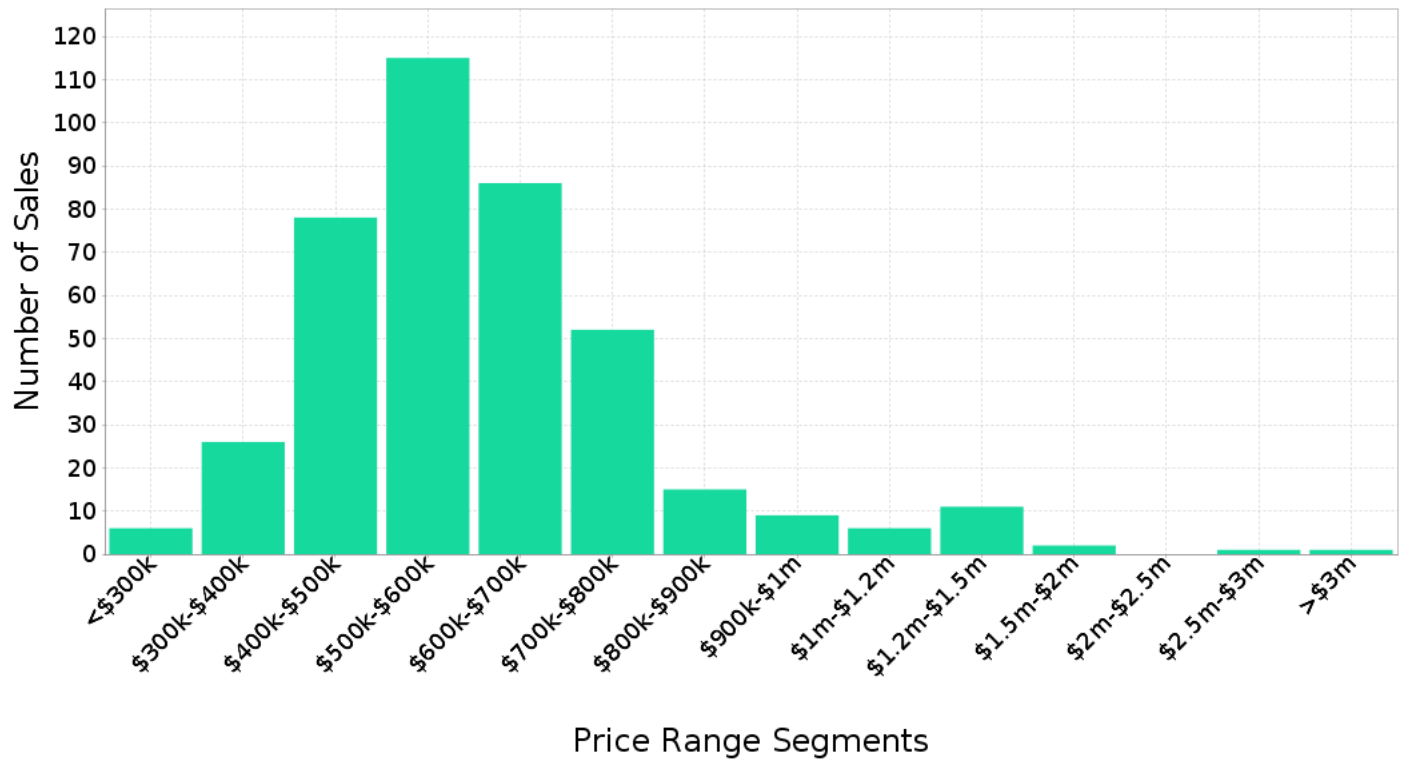


Sales & Growth Chart (House)

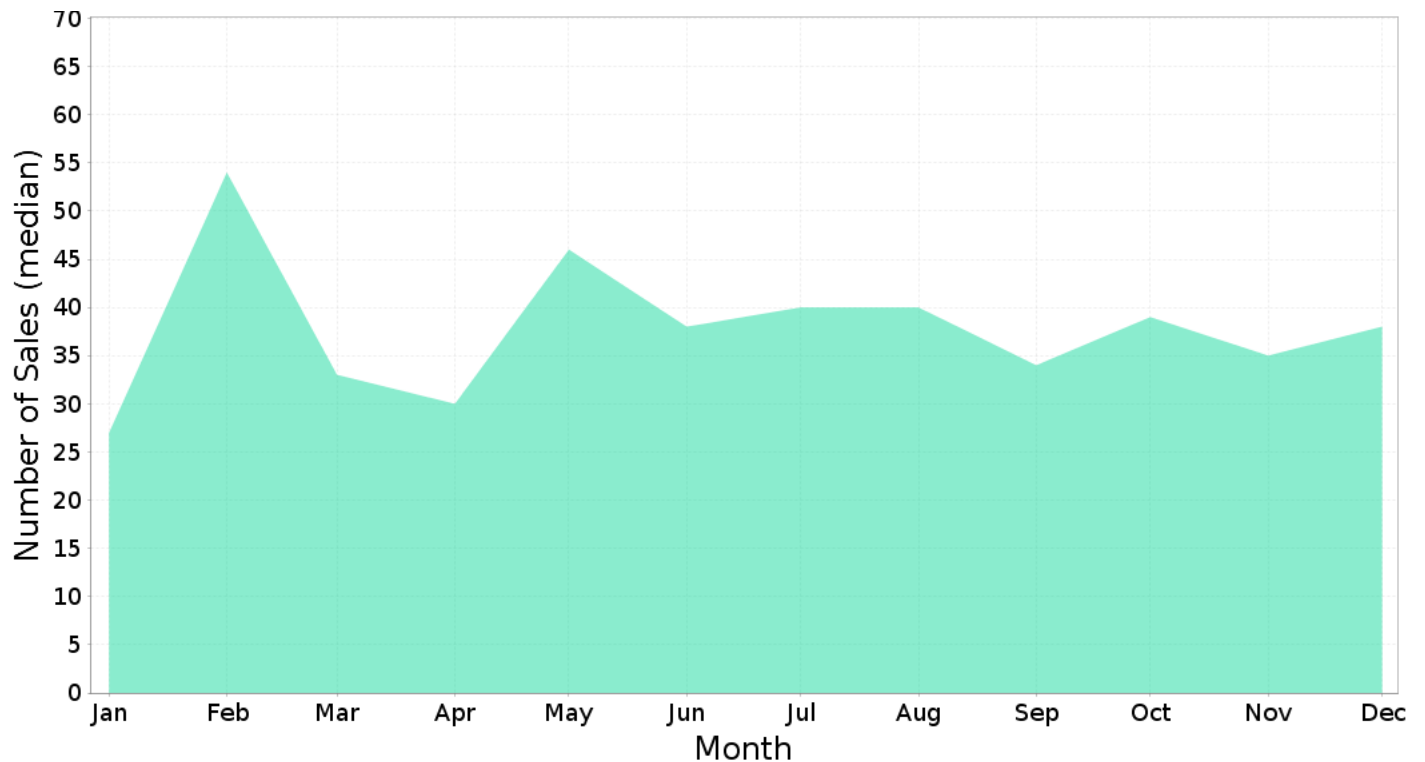
Year	No. of Sales	Average	Median	Growth	Low	High
2007	597	\$ 297,477	\$ 272,000		\$ 50,000	\$ 2,600,000
2008	454	\$ 308,915	\$ 289,000	6.2 %	\$ 55,000	\$ 1,950,000
2009	571	\$ 307,675	\$ 287,000	-0.7 %	\$ 33,456	\$ 2,000,000
2010	498	\$ 335,048	\$ 310,000	8.0 %	\$ 112,000	\$ 2,500,000
2011	438	\$ 335,501	\$ 315,000	1.6 %	\$ 56,000	\$ 1,300,000
2012	460	\$ 336,247	\$ 312,000	-1.0 %	\$ 9,403	\$ 5,100,000
2013	441	\$ 341,119	\$ 320,000	2.6 %	\$ 56,983	\$ 1,125,000
2014	443	\$ 359,686	\$ 323,000	0.9 %	\$ 35,000	\$ 5,570,000
2015	519	\$ 358,006	\$ 330,000	2.2 %	\$ 98,166	\$ 1,250,000
2016	507	\$ 359,400	\$ 320,000	-3.0 %	\$ 63,333	\$ 3,000,000
2017	563	\$ 362,754	\$ 330,000	3.1 %	\$ 15,000	\$ 3,650,000
2018	578	\$ 378,356	\$ 350,000	6.1 %	\$ 115,000	\$ 1,920,000
2019	509	\$ 410,605	\$ 375,000	7.1 %	\$ 150,000	\$ 1,800,000
2020	527	\$ 466,472	\$ 420,000	12.0 %	\$ 150,000	\$ 1,600,000
2021	586	\$ 591,045	\$ 530,000	26.2 %	\$ 182,500	\$ 3,501,000
2022	532	\$ 666,835	\$ 605,250	14.2 %	\$ 225,000	\$ 7,500,000
2023	424	\$ 679,141	\$ 620,000	2.4 %	\$ 122,000	\$ 2,925,000
2024	397	\$ 627,403	\$ 580,000	-6.5 %	\$ 105,000	\$ 4,000,000
2025	0					



## Price Segmentation

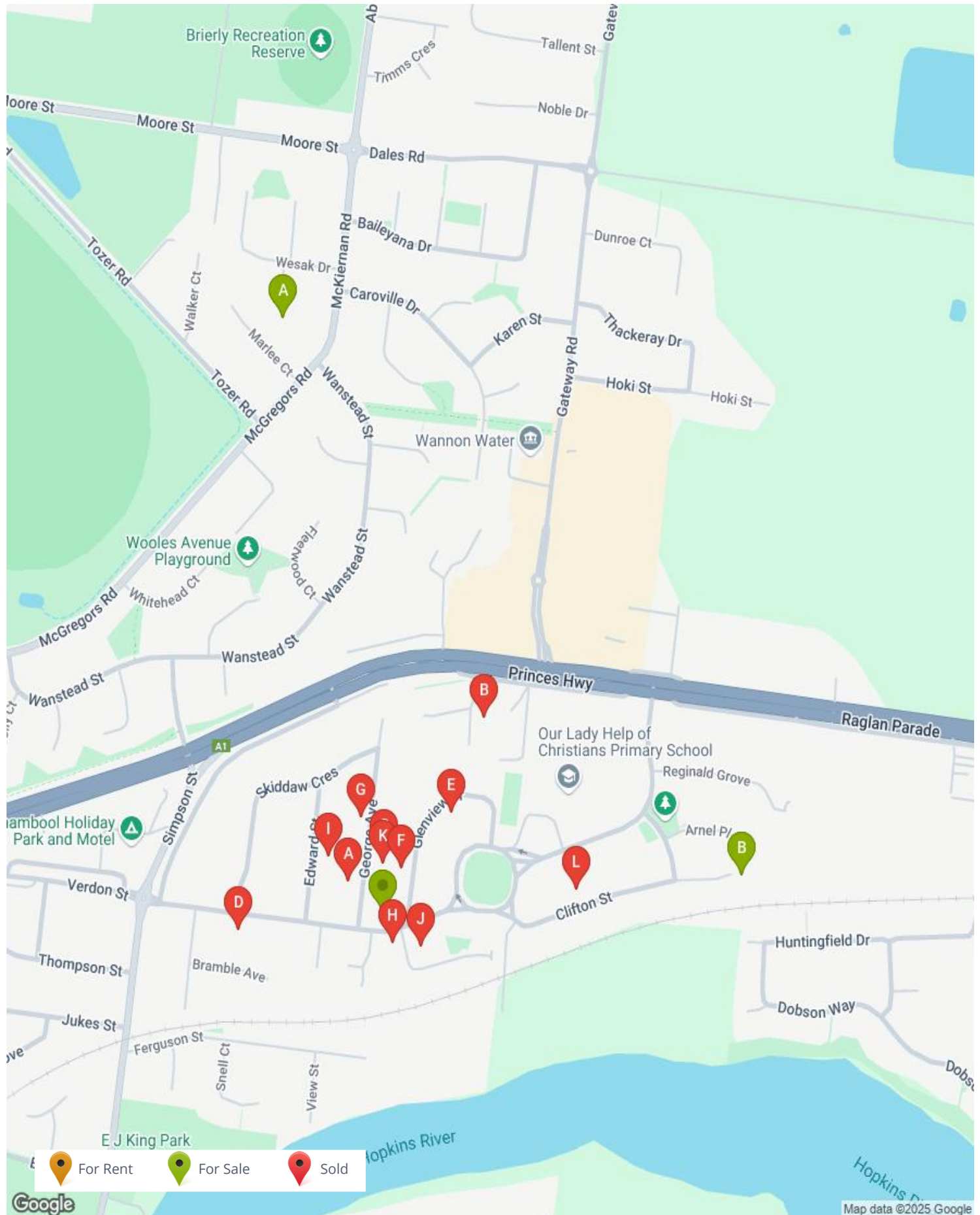


## Peak Selling Periods





## Comparable Properties Map



## Nearby Comparable For Sale Properties

There are 2 properties selected within the radius of 500.0m from the focus property. The lowest for sale price is \$545,000 and the highest for sale price is \$570,000 with a median sale price of \$557,500. Days listed ranges from 1 to 23 days with the average currently at 12 days for these selected properties.

### 5 RUBY PL, WARRNAMBOOL 3280

Distance from Property: 954m



3



2



2



Property Type: House  
Area: 788 m<sup>2</sup>  
RPD: 47//LP216568

Current List Price: **\$570,000**

First List Price: \$570,000

Date Listed: 09/01/2025 Days Listed: **23 Days**

Listed Price Change:

Features: AIR CONDITIONED, IMPROVEMENTS: DISHWASHER, COURTYARD



### 42 CLIFTON ST, WARRNAMBOOL 3280

Distance from Property: 620m



3



1



2



Property Type: House  
Area: 675 m<sup>2</sup>  
RPD: 101//LP136610

Current List Price: **Contact Agent**

First List Price: Contact Agent

Date Listed: 30/01/2025 Days Listed: **1 Day**

Listed Price Change:

Features:





## Nearby Comparable Sold Properties

There are 12 sold properties selected within the radius of 500.0m from the focus property. The lowest sale price is \$490,000 and the highest sale price is \$775,000 with a median sale price of \$563,500. Days listed ranges from 3 to 314 days with the average currently at 75 days for these selected properties.

### 3 GEORGE AVE, WARRNAMBOOL, VIC 3280

Distance from Property: 78m 3 2 1



Property Type: House  
Area: 622 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$884  
RPD: 24//LP41020

Sale Price: **\$550,000 (Recent Advice - Sale)**  
Sale Date: 23/01/2025 Days to Sell: **34 Days**  
Last Price: \$540,000-\$560,000 Chg %:  
First Price: \$540,000-\$560,000 Chg %:

Features:



### 6 IMPALA AVE, WARRNAMBOOL, VIC 3280

Distance from Property: 354m 3 2 2



Property Type: House  
Area: 701 m<sup>2</sup>  
Area \$/m<sup>2</sup>:  
RPD: 10//LP148117

**SOLD FOR \$ \$540,000**

Features: BRICK AND TILE, ENSUITE, GARAGE, BUILT IN ROBES, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT, ENTERTAINMENT AREA, FULLY FENCED

Sale Price: **Price Withheld (Recent Advice -**  
Sale Date: 31/12/2024 Days to Sell: **14 Days**  
Last Price: Contact Agent Chg %:  
First Price: Contact Agent Chg %:



### 10 GEORGE AVE, WARRNAMBOOL, VIC 3280

Distance from Property: 94m 3 2 2



Property Type: House  
Area: 615 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$1,068  
RPD: 34//LP41020

Sale Price: **\$657,000 (Normal Sale)**  
Sale Date: 08/12/2024 Days to Sell: **3 Days**  
Last Price: \$640,000 Chg %:  
First Price: \$640,000 Chg %:

Features:



### 27 VERDON ST, WARRNAMBOOL, VIC 3280

Distance from Property: 249m 3 1 2



Property Type: House  
Area: 690 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$732  
RPD: 1//TP947685

Sale Price: **\$505,000 (Normal Sale)**  
Sale Date: 26/09/2024 Days to Sell: **314 Days**  
Last Price: \$510,000 - \$550,000 Chg %: **-1.0%**  
First Price: \$535,000 Chg %: **-5.6%**

Features: CONTEMPORARY



### 18-20 GLENVIEW DR, WARRNAMBOOL, VIC 3280

Distance from Property: 197m 3 2 2



Property Type: House  
Area: 726 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$1,067  
RPD: 35//LP143488

Sale Price: **\$775,000 (Normal Sale)**  
Sale Date: 26/09/2024 Days to Sell: **29 Days**  
Last Price: \$785,000 Chg %: **-1.3%**  
First Price: \$785,000 Chg %:

Features:



## 9 GLENVIEW DR, WARRNAMBOOL, VIC 3280

Distance from Property: 78m  3  2  4



Property Type: House  
Area: 532 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$1,085  
RPD: 5//LP129949

Sale Price: **\$577,000 (Normal Sale)**  
Sale Date: 30/08/2024 Days to Sell: **55 Days**  
Last Price: \$580,000 - \$600,000 Chg %: **-0.5%**  
First Price: \$590,000 - \$620,000 Chg %: **-2.2%**

Features: WALL TYPE: BRICK, ROOF TYPE: CONCRETE TILE, STOREYS: 2, DOUBLE STOREY, BRICK AND TILE, ENSUITE, GARAGE, FAMILY/RUMPUS ROOM, BUILT IN ROBES, AIR



## 15 GEORGE AVE, WARRNAMBOOL, VIC 3280

Distance from Property: 154m  3  1  2



Property Type: House  
Area: 626 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$783  
RPD: 18//LP41020

Sale Price: **\$490,000 (Normal Sale)**  
Sale Date: 31/07/2024 Days to Sell: **N/A**  
Last Price: Chg %:  
First Price: Chg %:

Features:



## 16 RIVERDALE CRT, WARRNAMBOOL, VIC 3280

Distance from Property: 50m  3  1  2



Property Type: House  
Area: 534 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$1,086  
RPD: 1//LP220085

Sale Price: **\$580,000 (Normal Sale)**  
Sale Date: 22/07/2024 Days to Sell:  
Last Price: Chg %:  
First Price: Chg %:

Features:



## 8 EDWARD ST, WARRNAMBOOL, VIC 3280

Distance from Property: 128m  3  1  2



Property Type: House  
Area: 636 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$786  
RPD: 6//LP41020

Sale Price: **\$500,000 (Normal Sale)**  
Sale Date: 18/07/2024 Days to Sell:  
Last Price: Chg %:  
First Price: Chg %:

Features:



## 2 RIVERDALE CRT, WARRNAMBOOL, VIC 3280

Distance from Property: 84m  3  2  2



Property Type: House  
Area: 556 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$1,088  
RPD: 14//LP220085

Sale Price: **\$605,000 (Normal Sale)**  
Sale Date: 11/06/2024 Days to Sell:  
Last Price: Chg %:  
First Price: Chg %:

Features: BUILT IN ROBES, AIR CONDITIONED, FULLY FENCED, IMPROVEMENTS: DISHWASHER





## 8 GEORGE AVE, WARRNAMBOOL, VIC 3280

Distance from Property: 78m  3  1  1



Property Type: House  
Area: 617 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$851  
RPD: 33//LP41020

Features:

Sale Price: **\$525,000 (Normal Sale)**  
Sale Date: 18/05/2024 Days to Sell:  
Last Price: Chg %:  
First Price: Chg %:



## 12 CLIFTON ST, WARRNAMBOOL, VIC 3280

Distance from Property: 335m  4  3  4



Property Type: House  
Area: 642 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$989  
RPD: 55//LP96297

Features: IMPROVEMENTS: SECURE PARKING

Sale Price: **\$635,000 (Normal Sale)**  
Sale Date: 16/09/2024 Days to Sell:  
Last Price: Chg %:  
First Price: Chg %:



## 2 VERDON STREET, WARRNAMBOOL, VIC 3280



### Appraisal Price

This market analysis has been prepared on 31/01/2025 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:

**\$550,000 to \$580,000**

### Contact your agent for further information:



**Agent Name:** Matthew Northeast  
**Mobile:** 0417 055 229  
**Office:** Stockdale & Leggo Warrnambool  
**Office Phone:** 03 55614444  
**Email:** [matt@nsirealestate.com.au](mailto:matt@nsirealestate.com.au)  
**Website:** [www.stockdaleleggo.com.au/warrnambool](http://www.stockdaleleggo.com.au/warrnambool)