





## 56 BAXTER-TOORADIN ROAD, PEARCEDALE, VIC 3912



#### **Owner Details**

Owner Name(s): THE PROPRIETORS

Owner Address: N/A

Phone(s): Owner Type: Owner Occupied

### **Property Details**

Property Type: Commercial - N/A

RPD: 1//TP175725 (9168095)

Land Use: UNSPECIFIED PERSONAL SERVICES

Zoning

Council: CASEY CITY

Features:

Area: 1,008 m<sup>2</sup>

Area \$/m2: \$962

Water/Sewerage:

Property ID: 15613047 / VIC602626

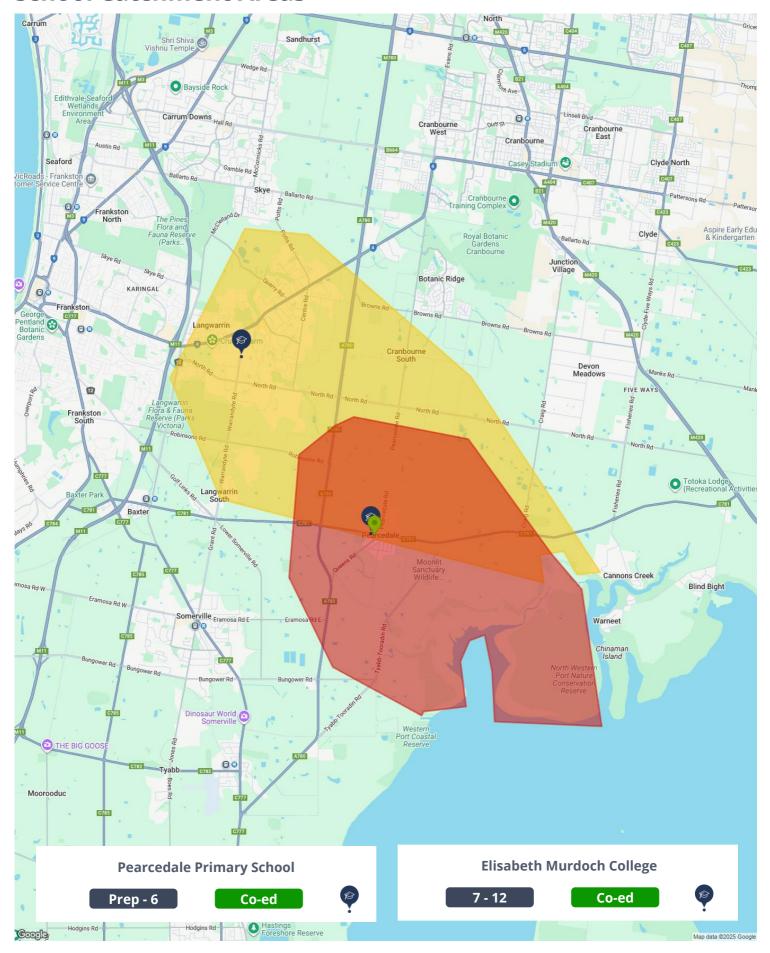
UBD Ref: UBD Ref: 459 J5

### **Sales History**

Sale Amount:	Sale Date:	Vendor:	Area:	Sale Type:	Related:
\$ 970,000	22/11/2023	THE PROPRIETORS	1,012 m <sup>2</sup>	Normal Sale	No
\$ 770,000	30/01/2018	THE PROPRIETORS	1,012 m <sup>2</sup>	Normal Sale	No
\$ 11,200	23/12/1983	THE PROPRIETORS	1,012 m <sup>2</sup>	Normal Sale	No



### **School Catchment Areas**









**Nearby Sold Properties (Sale Date)** propertydata solutions Belitrees C Eliwood Dr Colley St Rainbow Ct Rosella Ct Rosella Ct Hatch St Peryman St Claremont St Queens Rd Tenyst 80m < 636m view > last 36 months last 24 months last 12 months

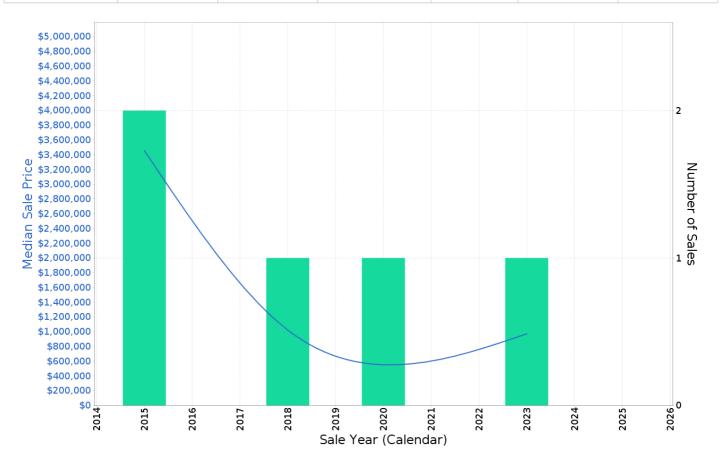






# **Sales & Growth Chart (Commercial)**

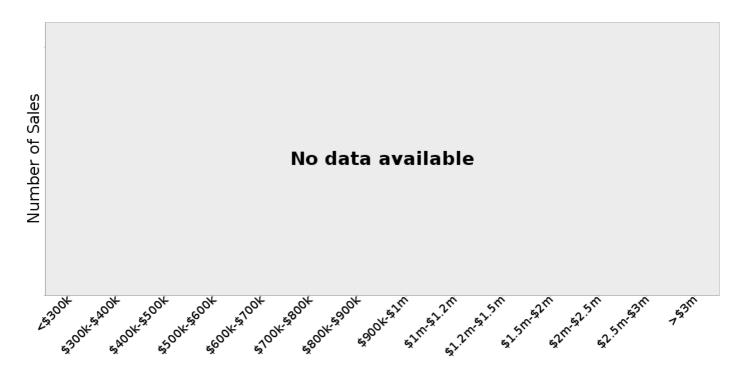
Year	No. of Sales	Average	Median	Growth	Low	High
2015	2	\$ 3,453,750	\$ 3,453,750		\$ 107,500	\$ 6,800,000
2016	0					
2017	0					
2018	1	\$ 1,020,000	\$ 1,020,000		\$ 1,020,000	\$ 1,020,000
2019	0					
2020	1	\$ 550,000	\$ 550,000		\$ 550,000	\$ 550,000
2021	0					
2022	0					
2023	1	\$ 970,000	\$ 970,000		\$ 970,000	\$ 970,000
2024	0					
2025	0					



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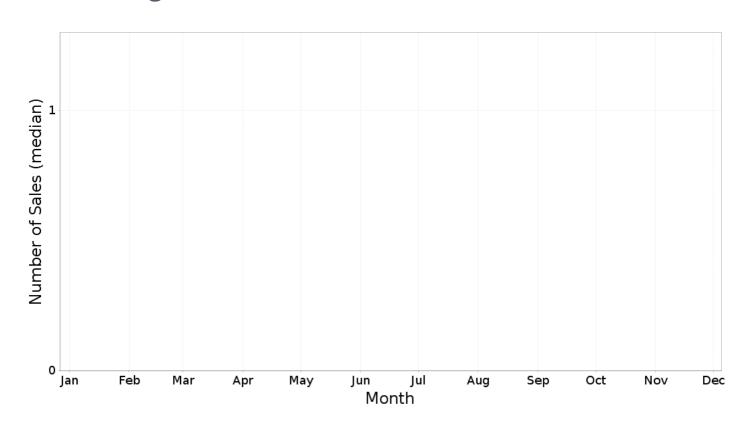


# **Price Segmentation**

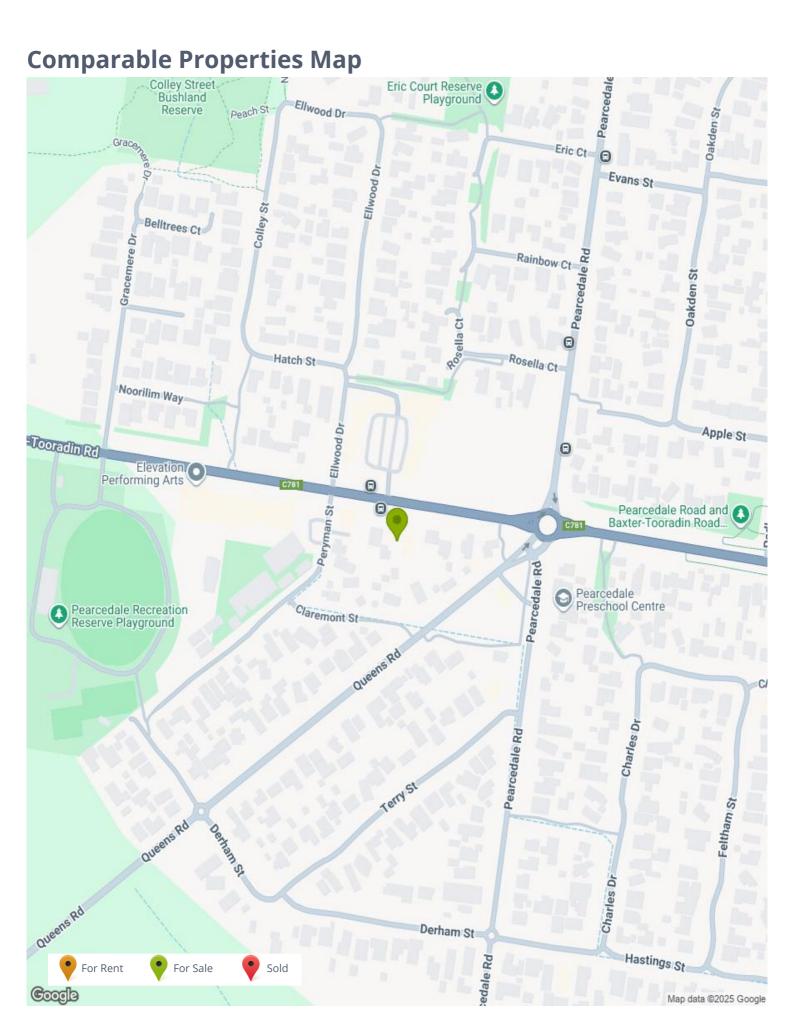


Price Range Segments

# **Peak Selling Periods**









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### **Appraisal Price**

This market analysis has been prepared on 03/09/2025 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:

\$1,150,000

### Contact your agent for further information:



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