



COMPARATIVE MARKET ANALYSIS

16 POLLY PARADE, TARNEIT, VIC-3029

PREPARED BY ADMIN REDDY G, REDDY G REAL ESTATE AGENTS



Bensil Parnayil Paul
16 Polly Parade
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.

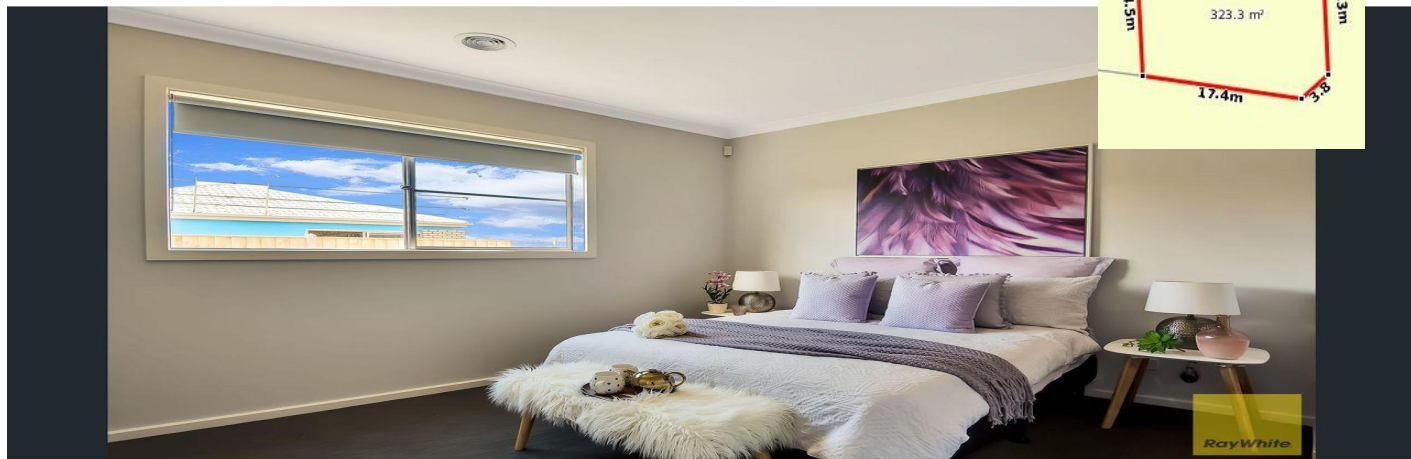
Should you have any questions relating to the information contained with this document please feel free to contact me on the details below.

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

admin ReddyG
REDDY G REAL ESTATE AGENTS
Phone: 0416 815 842
Office Phone: 0452384994
Email: admin@reddyg.com.au

16 POLLY PARADE, TARNEIT, VIC 3029



Owner Details

Owner Name(s): THE PROPRIETORS

Owner Address: N/A

Phone(s):

Owner Type:

Owner Occupied

Property Details

 4  2  2

Property Type: House - N/A

RPD: 810//PS743464 (12182016)

Area: 323 m²

Area \$/m2: \$1

Land Use: DETACHED DWELLING

Water/Sewerage:

Zoning

Property ID: 1502479755 /

Council: WYNDHAM CITY

UBD Ref: UBD Ref: 277 C1

Features: Built in Robes, Close to Schools, Close to Transport, Improvements: Close to Shops

Sales History

Sale Amount: Sale Date: Vendor:

\$ 482,000 17/04/2020 THE PROPRIETORS

Area:

323 m²

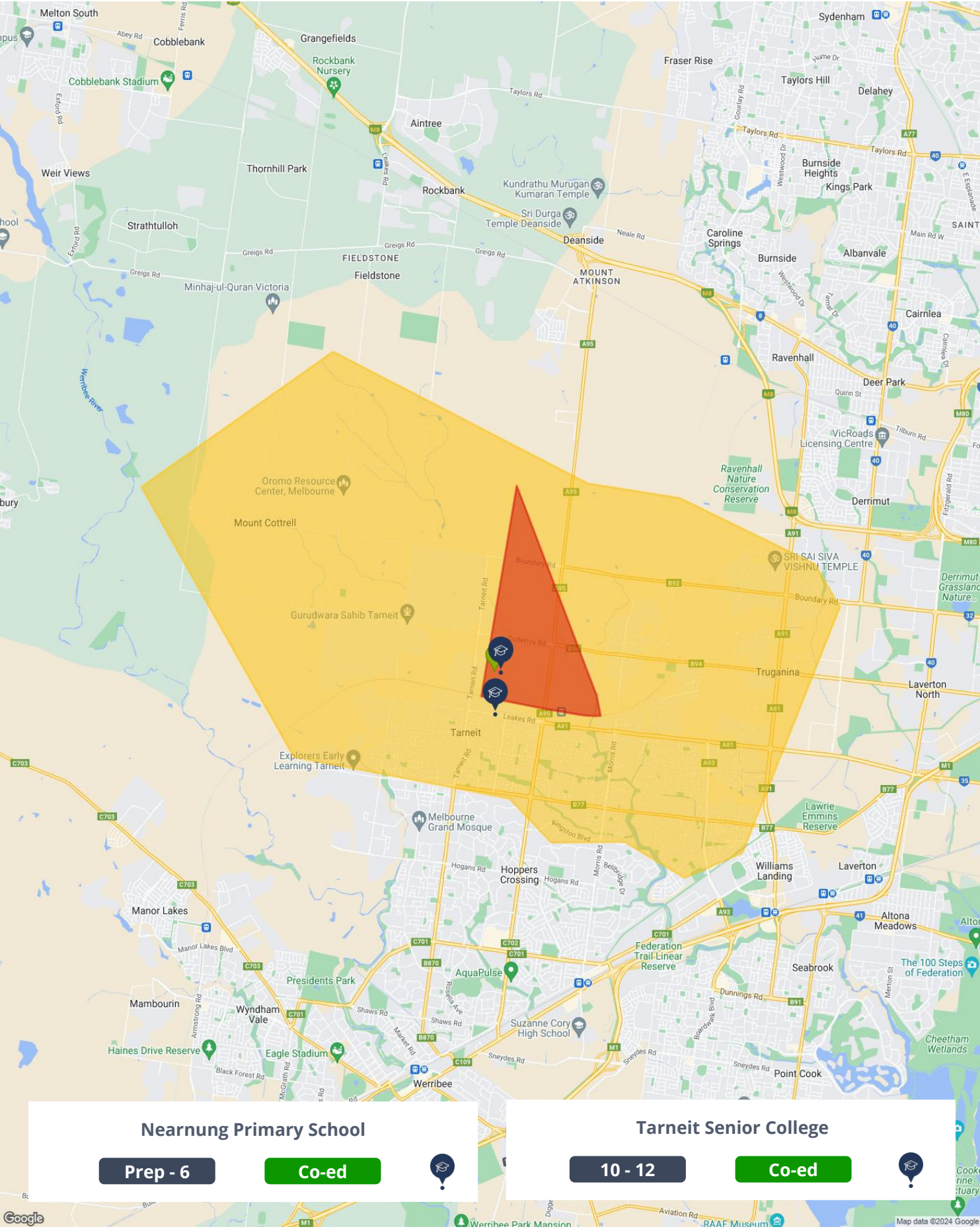
Sale Type:

Normal Sale

Related:

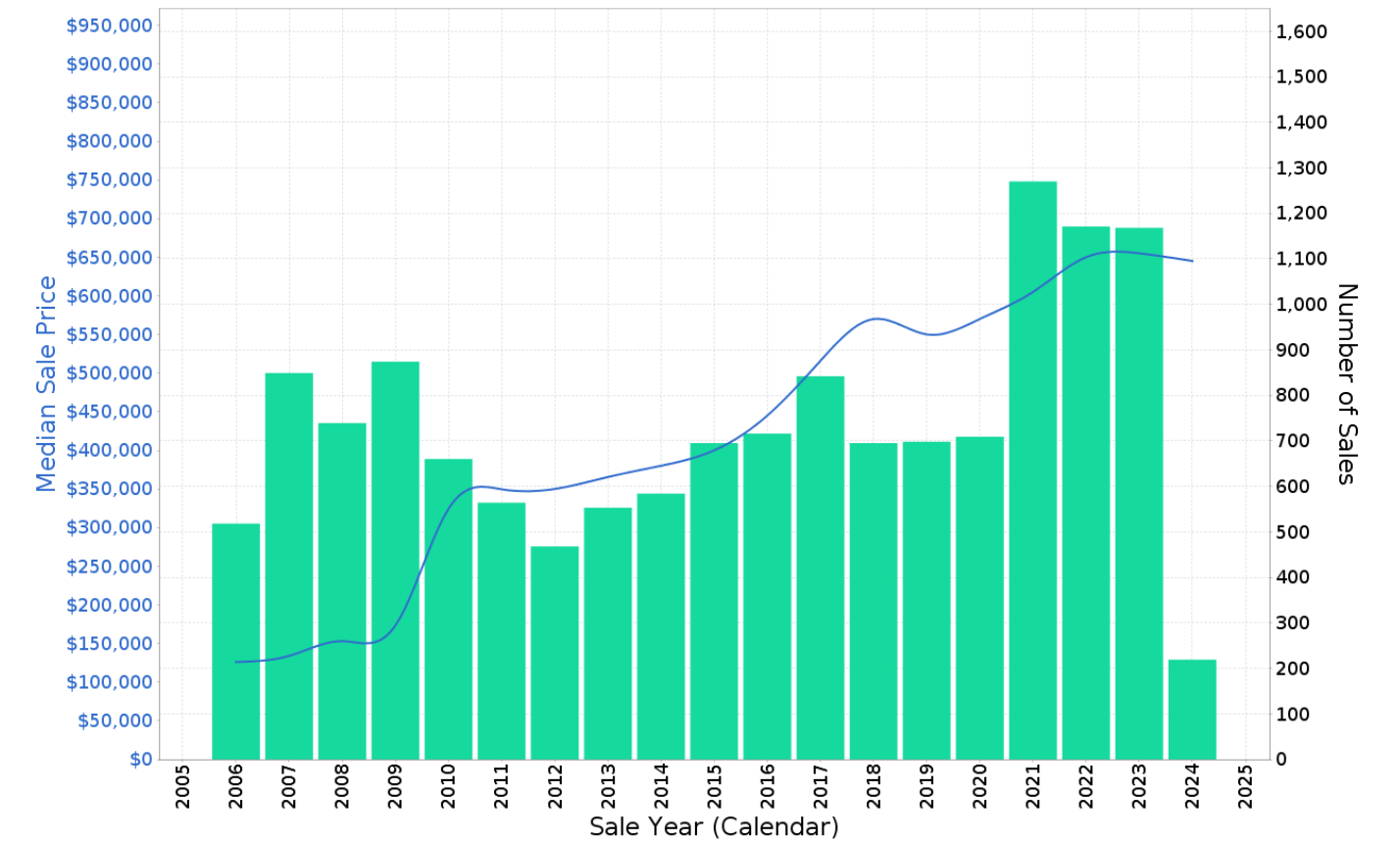
No

School Catchment Areas

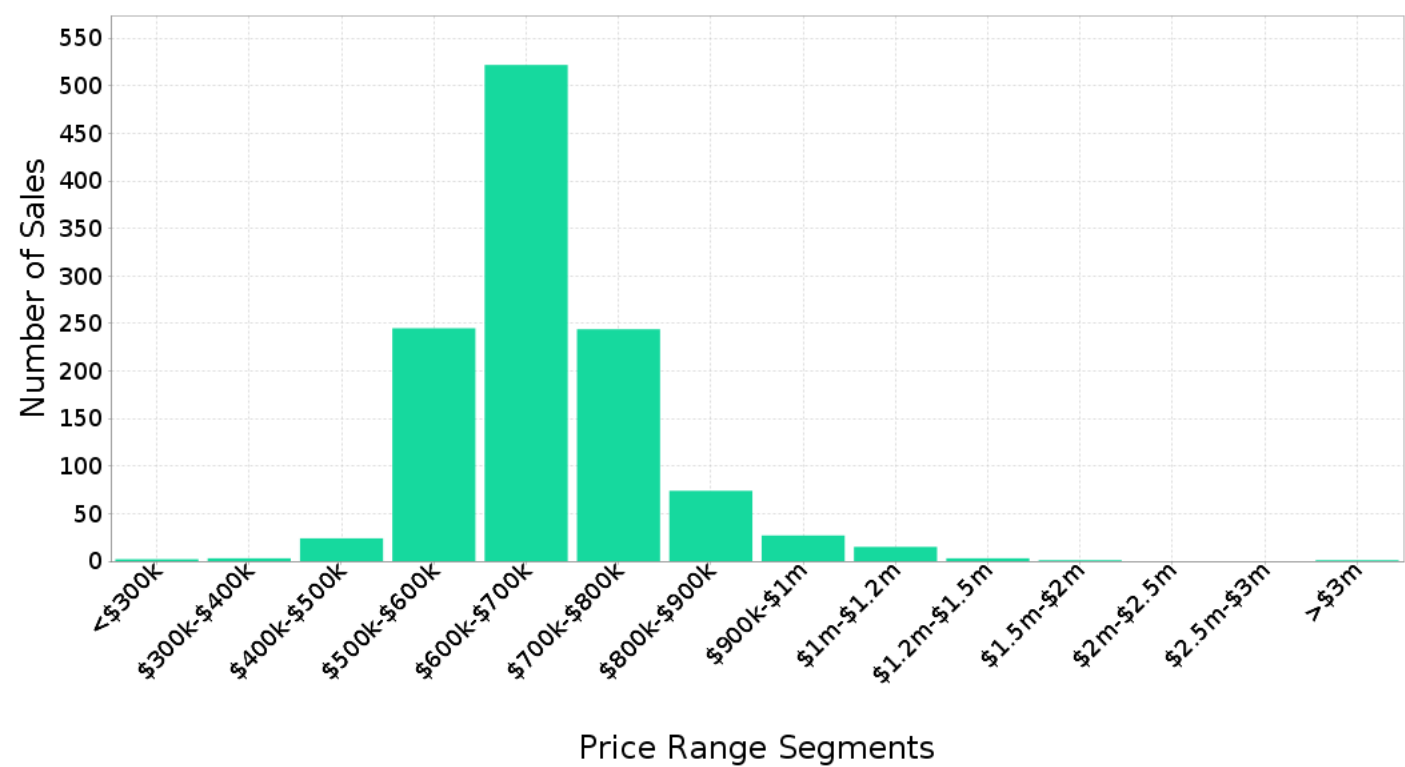


Sales & Growth Chart (House)

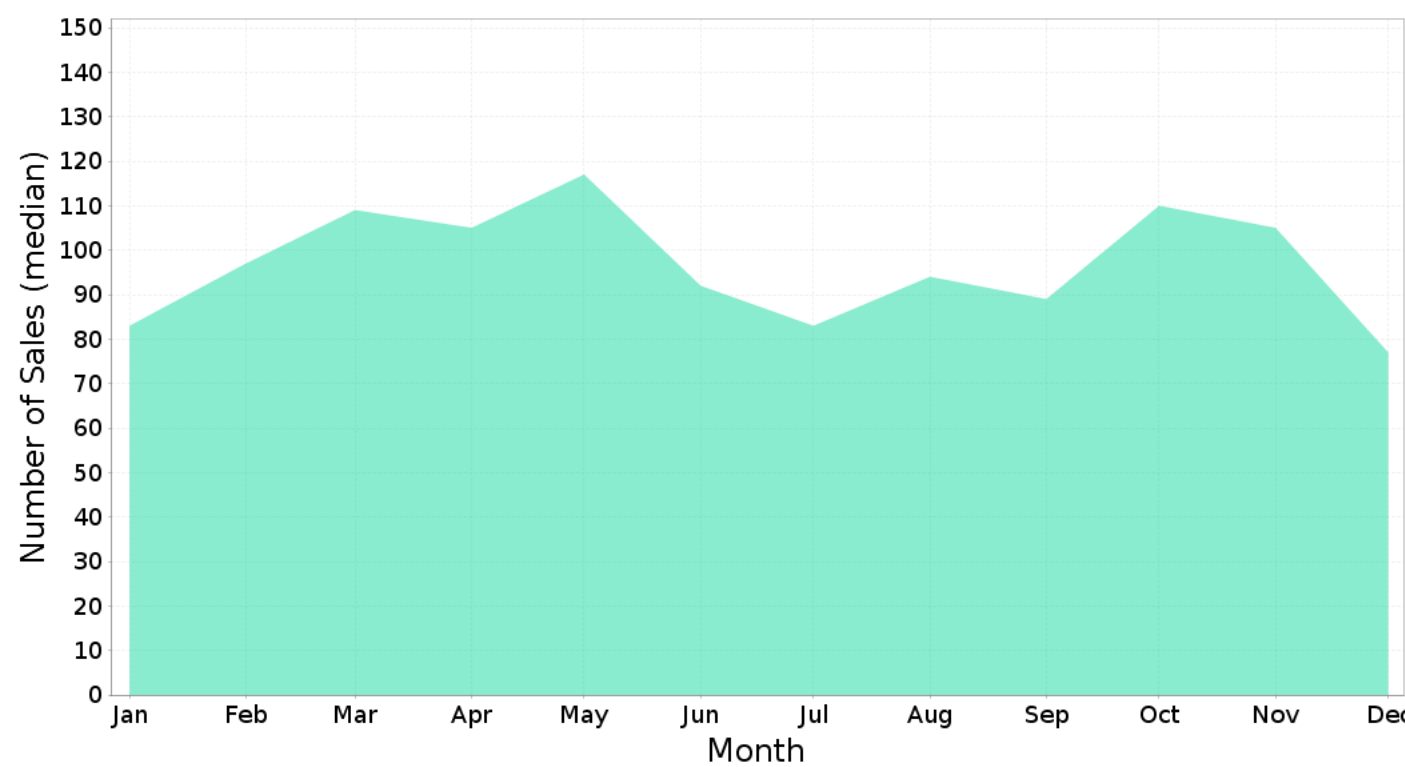
Year	No. of Sales	Average	Median	Growth	Low	High
2006	518	\$ 168,105	\$ 126,000		\$ 1,500	\$ 640,000
2007	849	\$ 187,332	\$ 134,000	6.3 %	\$ 3,035	\$ 570,000
2008	739	\$ 206,737	\$ 153,000	14.2 %	\$ 3,901	\$ 570,000
2009	874	\$ 236,867	\$ 173,250	13.2 %	\$ 43,000	\$ 570,000
2010	660	\$ 305,276	\$ 324,500	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	1270	\$ 661,091	\$ 605,000	6.1 %	\$ 327,000	\$ 17,710,000
2022	1171	\$ 713,330	\$ 650,000	7.4 %	\$ 253,000	\$ 13,050,000
2023	1168	\$ 679,154	\$ 655,000	0.8 %	\$ 203,800	\$ 9,300,000
2024	219	\$ 663,215	\$ 645,000	-1.5 %	\$ 377,000	\$ 1,150,000



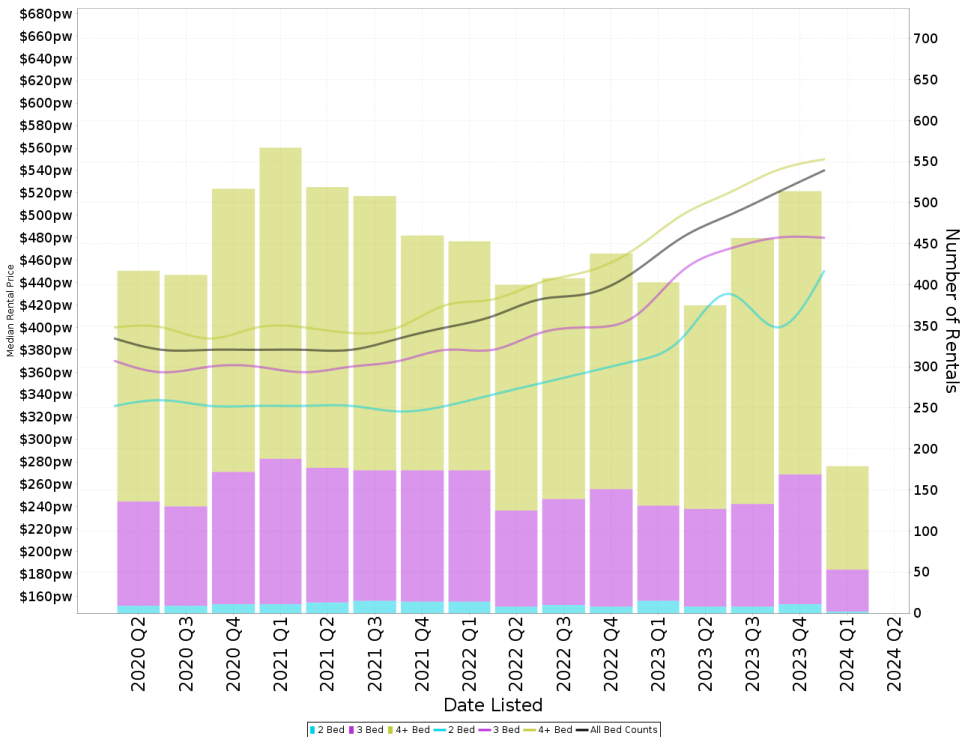
Price Segmentation



Peak Selling Periods



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-0.4%

Current Median Price: \$650,000
Previous Median Price: \$652,500

Based on 2223 registered House sales compared over the last two rolling 12 month periods.

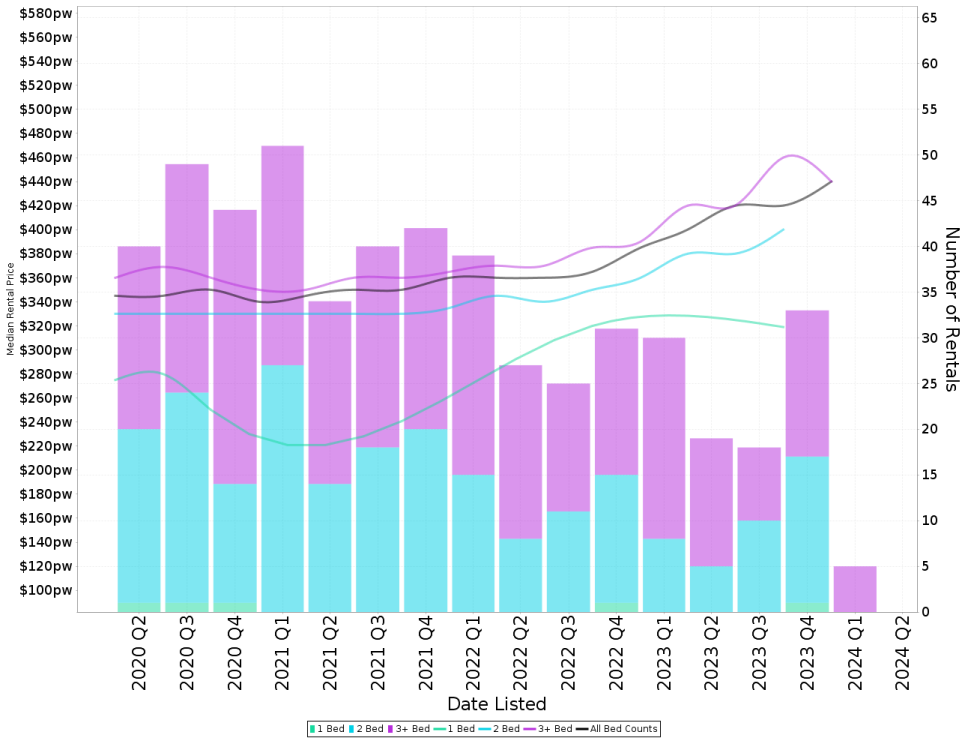
Suburb Rental Yield

+4.0%

Current Median Price: \$650,000
Current Median Rent: \$500

Based on 1525 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+6.1%

Current Median Price: \$470,000
Previous Median Price: \$443,000

Based on 133 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.6%

Current Median Price: \$470,000
Current Median Rent: \$420

Based on 75 registered Unit rentals compared over the last 12 months.

Nearby Comparable Rental Properties

There are 5 rental properties selected within the radius of 500.0m from the focus property. The lowest for rent price is \$500 and the highest for rent price is \$580 with a median rental price of \$560. Days listed ranges from 3 to 20 days with the average currently at 12 days for these selected properties.

11 KARDAK ST, TARNEIT 3029

UBD Ref: Melbourne - 277 B3



Property Type: House
Area: 312 m²
RPD: 3412//PS836047

Features:

Current Rent Price: **\$560 pw**
First Rent Price: **\$560 pw**
Month Listed: **May 2024**
Days on Market: **3 Days**



7 FINN WAY, TARNEIT 3029

UBD Ref: Melbourne - 277 D2



Property Type: House
Area: 350 m² (210 m²)
RPD: 1614//PS836019

Features:

Current Rent Price: **\$580/Week**
First Rent Price: **\$580/Week**
Month Listed: **May 2024**
Days on Market: **5 Days**



11 KARDAK ST, TARNEIT 3029

UBD Ref: Melbourne - 277 B3



Property Type: House
Area: 312 m²
RPD: 3412//PS836047

Features:

Current Rent Price: **\$500 weekly**
First Rent Price: **\$480 weekly**
Month Listed: **May 2024* (Rented)**
Days on Market: **14 Days**



30 PARA RD, TARNEIT 3029

UBD Ref: Melbourne - 247 E20



Property Type: House
Area: 350 m²
RPD: 1864//PS839335

Features:

Current Rent Price: **\$560**
First Rent Price: **\$560**
Month Listed: **May 2024* (Rented)**
Days on Market: **18 Days**



3 SMETHURST RD, TARNEIT 3029

UBD Ref: Melbourne - 247 D19



Property Type: House
Area: 350 m²
RPD: 1824//PS839335

Features:

Current Rent Price: **\$580**
First Rent Price: **\$580**
Month Listed: **May 2024**
Days on Market: **20 Days**



Nearby Comparable For Sale Properties

There are 5 properties selected within the radius of 500.0m from the focus property. The lowest for sale price is \$631,222 and the highest for sale price is \$773,232 with a median sale price of \$677,200. Days listed ranges from 1 to 6 days with the average currently at 4 days for these selected properties.

TARNEIT 3029

 4  2  2



Property Type: House
Area: 350 m² (209 m²)
RPD:

Features: null

Current List Price: **Over 8% Yield | Innovative**
First List Price: Over 8% Yield | Innovative
Date Listed: 22/05/2024 Days Listed: **1 Day**
Listed Price Change:

4636/463632 DAVIS RD, TARNEIT 3029

 4  2  2



Property Type: House
Area: 359 m²
RPD:

Features: null

Current List Price: **\$631,222**
First List Price: \$631,222
Date Listed: 17/05/2024 Days Listed: **5 Days**
Listed Price Change:

504 WIRY WAY, TARNEIT 3029

 4  2  2



Property Type: House
Area: 313 m² (20 m²)
RPD:

Features: null

Current List Price: **\$645,900**
First List Price: \$645,900
Date Listed: 17/05/2024 Days Listed: **5 Days**
Listed Price Change:

605 DUNPHY ST, TARNEIT 3029

 4  2  2



Property Type: House
Area: 321 m² (20 m²)
RPD:

Features: null

Current List Price: **\$677,200**
First List Price: \$677,200
Date Listed: 17/05/2024 Days Listed: **5 Days**
Listed Price Change:

516 DARRAGAN RD, TARNEIT 3029

 4  2  2



Property Type: House
Area: 350 m² (195 m²)
RPD:

Features: null

Current List Price: **\$700,990**
First List Price: \$700,990
Date Listed: 17/05/2024 Days Listed: **6 Days**
Listed Price Change:

Nearby Comparable Sold Properties

There are 3 sold properties selected within the radius of 500.0m from the focus property. The lowest sale price is \$628,000 and the highest sale price is \$680,000 with a median sale price of \$653,333. Days listed ranges from 78 to 78 days with the average currently at 78 days for these selected properties.

4 COSGROVE ST, TARNEIT, VIC 3029

UBD Ref: Melbourne - 247 D19
Distance from Property: 393m



4



2



2



Property Type: House
Area: 312 m²
Area \$/m²: \$2,094
RPD: 1819//PS839335

Features:

Sale Price: **\$653,333 (Normal Sale)**
Sale Date: 13/01/2024 Days to Sell: **78 Days**
Last Price: \$650,000 to \$690,000 Chg %:
First Price: Grand Opening This Chg %:



5 WARDELL ST, TARNEIT, VIC 3029

UBD Ref: Melbourne - 277 C2
Distance from Property: 352m



4



2



2



Property Type: House
Area: 336 m²
Area \$/m²: \$1,869
RPD: 3001//PS821120

Features:

Sale Price: **\$628,000 (Normal Sale)**
Sale Date: 12/01/2024 Days to Sell:
Last Price: Chg %:
First Price: Chg %:



13 TOLHURST ST, TARNEIT, VIC 3029

UBD Ref: Melbourne - 277 D1
Distance from Property: 173m



4



2



2



Property Type: House
Area: 336 m²
Area \$/m²: \$2,024
RPD: 1506//PS836017

Features:

Sale Price: **\$680,000 (Normal Sale)**
Sale Date: 23/12/2023 Days to Sell:
Last Price: Chg %:
First Price: Chg %:



16 POLLY PARADE, TARNEIT, VIC 3029



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Contact your agent for further information:

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