




Nearby Comparable Sold Properties

There are 4 sold properties selected within a radius of 5,000m from the focus property. The lowest sale price is \$508,000 and the highest sale price is \$547,000 with a median sale price of \$516,500. Days listed ranges from 6 to 25 days with the average currently at 16 days for these selected properties.

177 HEYERS RD, GROVEDALE, VIC 3216

UBD Ref: Melbourne - 647 H16
Distance from Property: 5.2km  3  2  2



Property Type: Unit
Area: 386 m²
Area \$/m²:
RPD: 1//PS603825

Features:

Sale Price: **Price Withheld (Agents Advice - Sale)**
Sale Date: 20/09/2018 Days to Sell: **10 Days**
Last Price: \$475,000 - \$520,000 Chg %:
First Price: \$475,000 - \$520,000 Chg %:

1/4 HAYES CRT, HIGHTON, VIC 3216

UBD Ref: Melbourne - 647 F7
Distance from Property: 3.9km  3  2  2



Property Type: Unit
Area: 375 m²
Area \$/m²: \$1,355
RPD: 1//PS627762

Features:

Sale Price: **\$508,000 (Agents Advice - Sale)**
Sale Date: 05/09/2018 Days to Sell: **21 Days**
Last Price: \$480,000-\$520,000 Chg %:
First Price: \$480,000-\$520,000 Chg %:

1/46 FRANCIS ST, BELMONT, VIC 3216

UBD Ref: Melbourne - 603 F19
Distance from Property: 359m  3  2  2



Property Type: Unit
Area: 343 m²
Area \$/m²: \$1,595
RPD: 1//PS600385

Features:

Sale Price: **\$547,000 (Normal Sale)**
Sale Date: 14/07/2018 Days to Sell: **25 Days**
Last Price: \$500,000 - \$550,000 Chg %:
First Price: Contact agent Chg %:

5/33 MEADOWVALE DR, GROVEDALE, VIC 3216

UBD Ref: Melbourne - 647 K13
Distance from Property: 4.3km  3  2  2



Property Type: Unit
Area: 409 m²
Area \$/m²: \$1,271
RPD: 5//PS519029

Features:

Sale Price: **\$520,000 (Normal Sale)**
Sale Date: 25/06/2018 Days to Sell: **6 Days**
Last Price: \$459,000 - \$499,000 Chg %:
First Price: \$459,000 - \$499,000 Chg %:

1/10 FRANCIS STREET, BELMONT, VIC 3216



Appraisal Price

This market analysis has been prepared on 10/10/2018 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:

\$519,000

Contact your agent for further information:

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