

Brian J. Howe

JP-CSEA (RE/M)



**REAL
ESTATE**

COMPARATIVE MARKET ANALYSIS

364 GOORAMBAT-CHESNEY ROAD, GOORAMBAT, VIC 3725

PREPARED BY BRIAN J HOWE REAL ESTATE, 50 NUNN STREET BENALLA



Jess Thomas Lenffer; Abbey Maree Sweetman
364 Goorambat-Chesney Road
Goorambat, VIC, 3725

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

Brian J Howe Real Estate
50 Nunn Street BENALLA
Email: sales@bjhrealestate.com.au
Phone: 03 5762 6232

364 GOORAMBAT-CHESEY ROAD, GOORAMBAT, VIC



Owner Details

Owner Name(s): THE PROPRIETORS

Owner Address: N/A

Phone(s):

Owner Type: Rental

Property Details

3 1 1

Property Type: House - N/A
 RPD: 1//TP164616 (9153890)

Area: 5.7 ha

Area \$/m2: \$3

Land Use: RESIDENTIAL RURAL/RURAL LIFESTYLE

Water/Sewerage:

Zoning: FARMING ZONE

Property ID: 16125192 /

Council: BENALLA RURAL CITY

UBD Ref: UBD Ref:

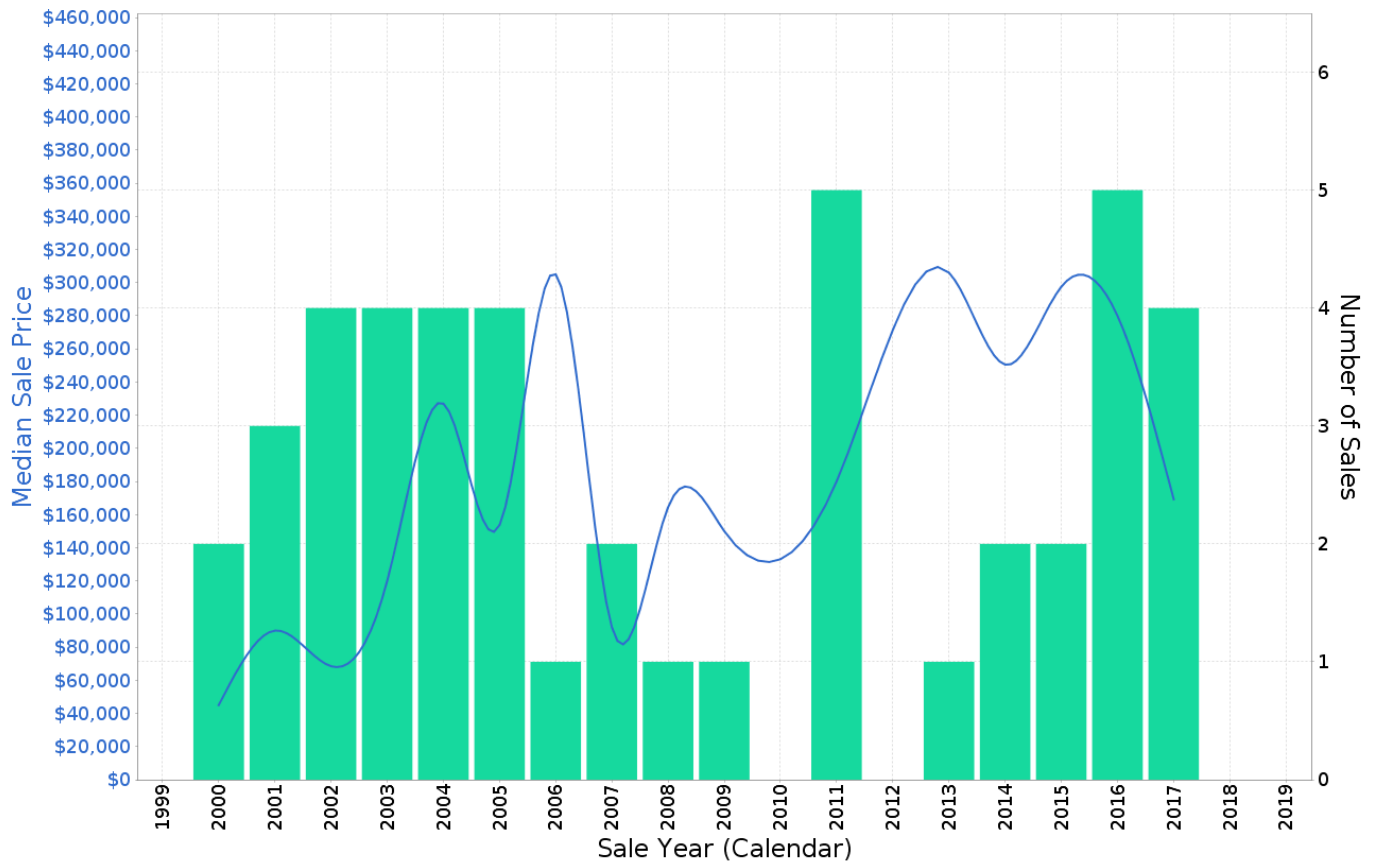
Features:

Sales History

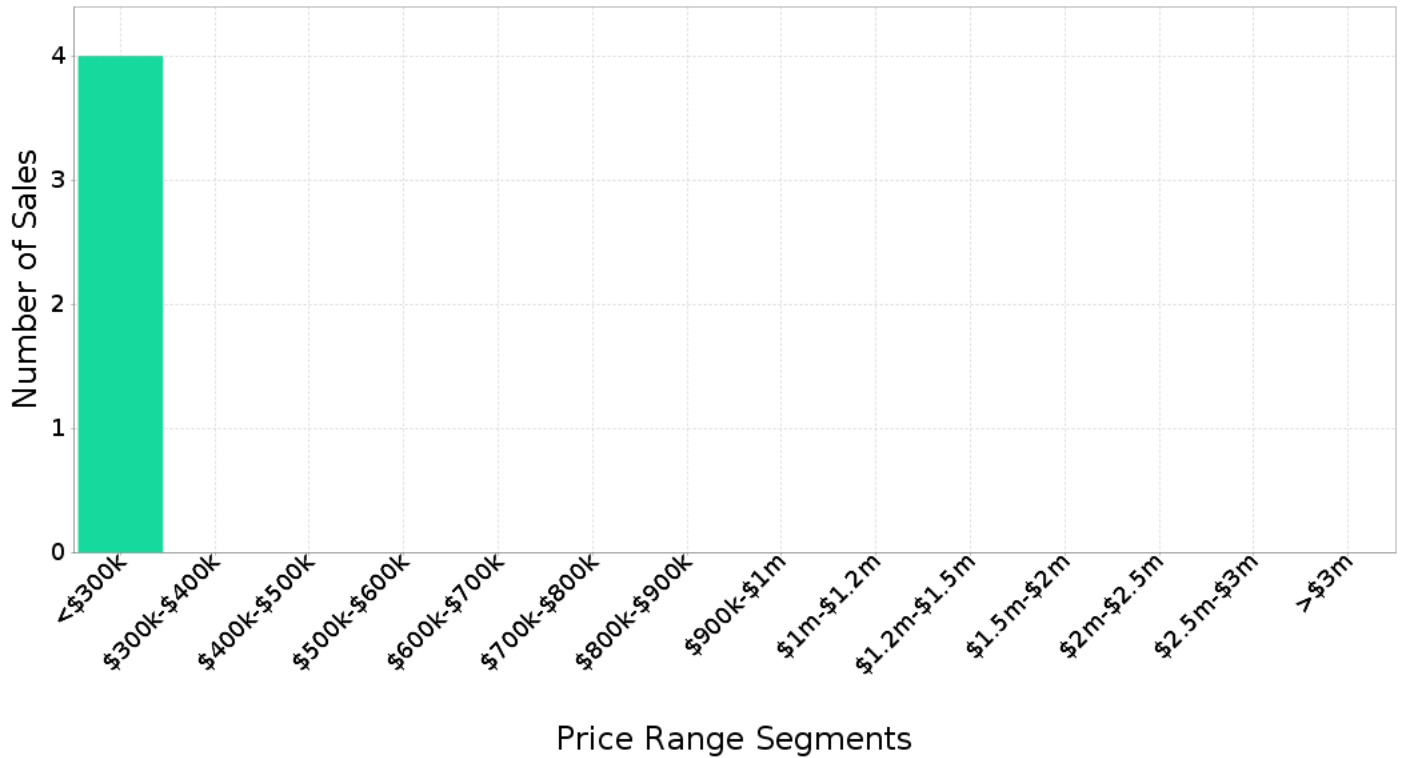
Sale Amount:	Sale Date:	Vendor:	Area:	Sale Type:	Related:
\$ 170,000	09/06/2016	WOODSTOCK; WOODSTOCK	5.7 ha	Normal Sale	No
\$ 70,000	21/08/2001	RODWELL; RODWELL	5.7 ha	Normal Sale	No

Sales & Growth Chart (House)

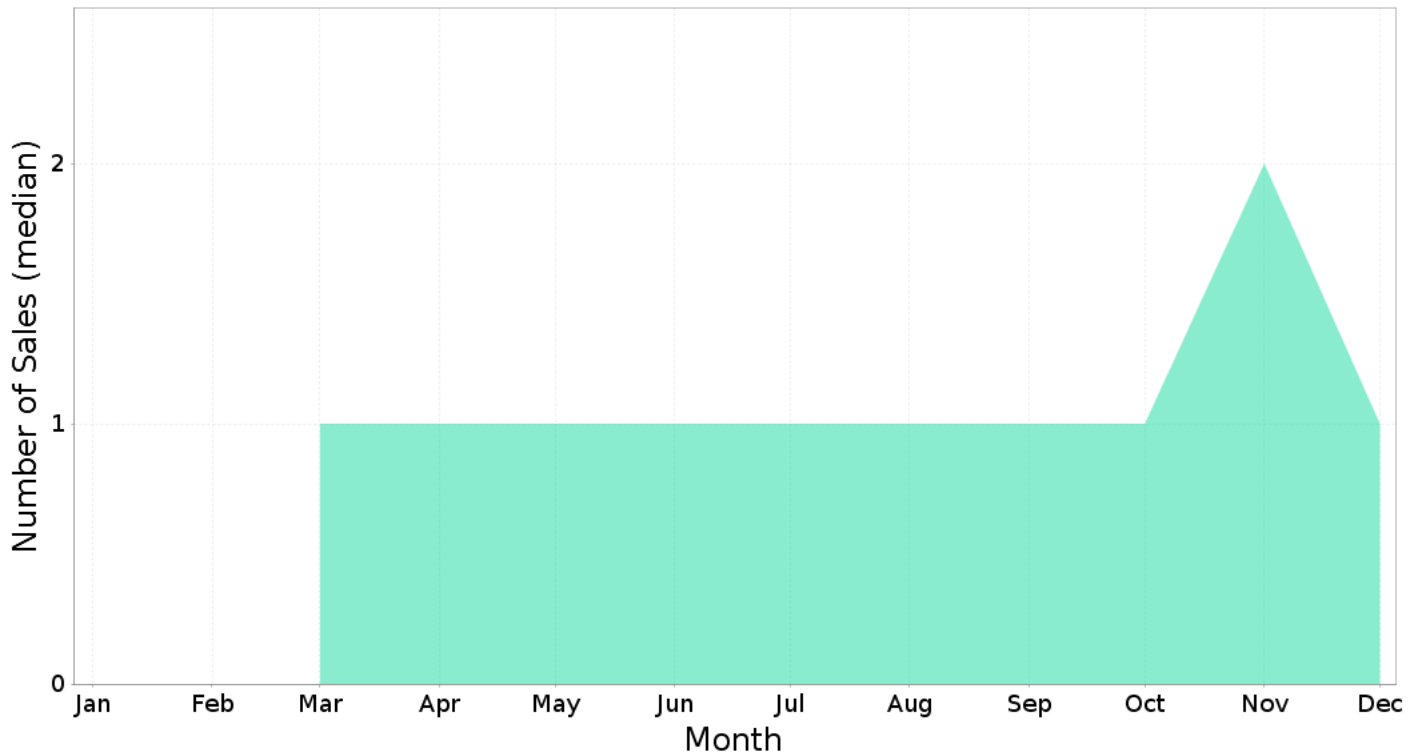
Year	No. of Sales	Average	Median	Growth	Low	High
2000	2	\$ 45,000	\$ 45,000		\$ 40,000	\$ 50,000
2001	3	\$ 81,667	\$ 90,000	100.0 %	\$ 55,000	\$ 100,000
2002	4	\$ 68,225	\$ 68,500	-23.9 %	\$ 10,900	\$ 125,000
2003	4	\$ 128,000	\$ 120,000	75.2 %	\$ 77,000	\$ 195,000
2004	4	\$ 225,000	\$ 227,000	89.2 %	\$ 21,000	\$ 425,000
2005	4	\$ 177,125	\$ 153,750	-32.3 %	\$ 110,000	\$ 291,000
2006	1	\$ 305,000	\$ 305,000	98.4 %	\$ 305,000	\$ 305,000
2007	2	\$ 92,000	\$ 92,000	-69.8 %	\$ 19,000	\$ 165,000
2008	1	\$ 164,500	\$ 164,500	78.8 %	\$ 164,500	\$ 164,500
2009	1	\$ 150,000	\$ 150,000	-8.8 %	\$ 150,000	\$ 150,000
2010	0					
2011	5	\$ 160,200	\$ 180,000		\$ 70,000	\$ 246,000
2012	0					
2013	1	\$ 306,000	\$ 306,000		\$ 306,000	\$ 306,000
2014	2	\$ 250,500	\$ 250,500	-18.1 %	\$ 176,000	\$ 325,000
2015	2	\$ 297,500	\$ 297,500	18.8 %	\$ 220,000	\$ 375,000
2016	5	\$ 266,600	\$ 280,000	-5.9 %	\$ 170,000	\$ 350,000
2017	4	\$ 167,125	\$ 169,250	-39.6 %	\$ 120,000	\$ 210,000
2018	0					



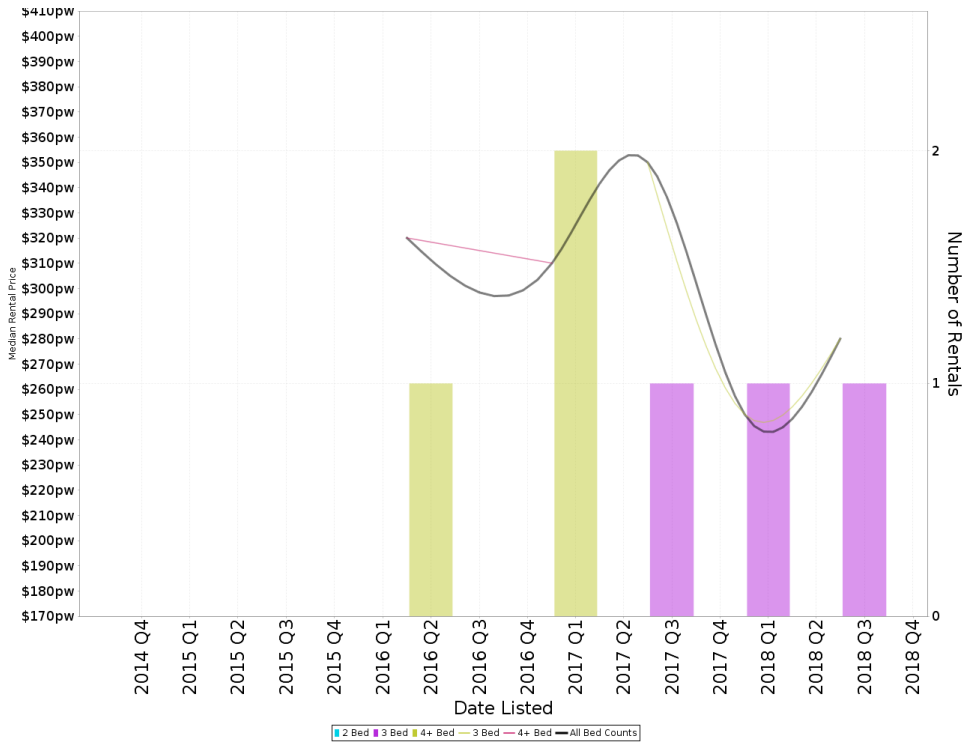
Price Segmentation



Peak Selling Periods



Median Weekly Rents (Houses)



Suburb Sale Price Growth

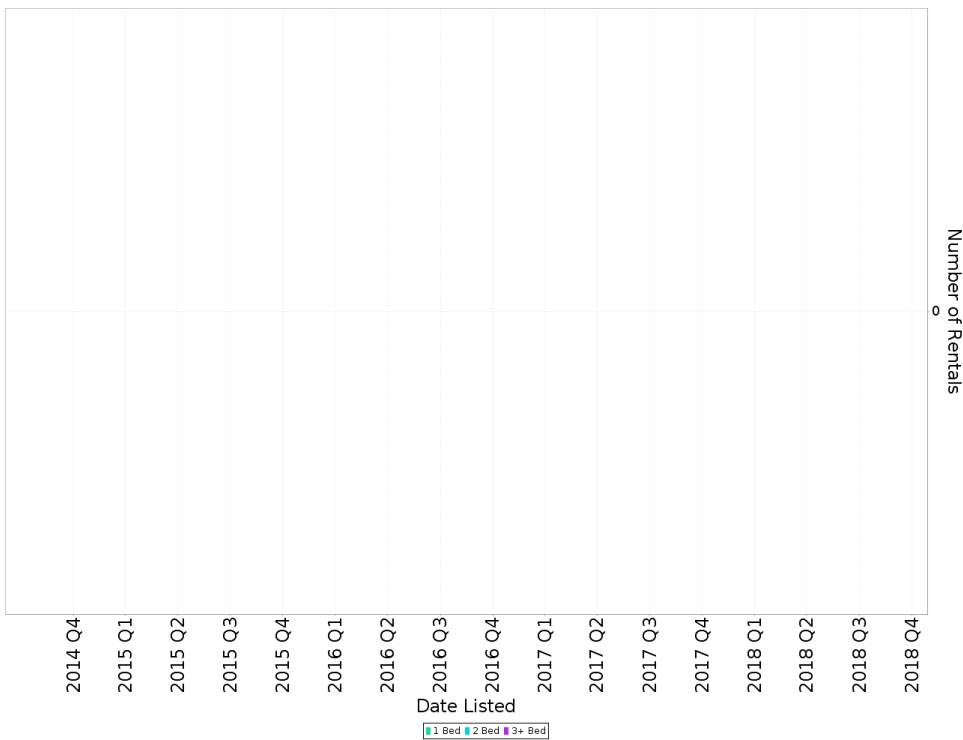
-38.4%

Current Median Price: \$205,000
 Previous Median Price: \$333,000
 Based on 6 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

N/A

Median Weekly Rents (Units)



Suburb Sale Price Growth

N/A

Suburb Rental Yield

N/A

Comparable Properties Map



Nearby Comparable Sold Properties

There are 10 sold properties selected within a radius of 8,000m from the focus property. The lowest sale price is \$120,000 and the highest sale price is \$745,000 with a median sale price of \$321,000. Days listed ranges from 9 to 185 days with the average currently at 54 days for these selected properties.

12 TREWIN RD, GOORAMBAT, VIC 3725

Distance from Property: 3.5km  3  1  2



Property Type: House
Area: 1,825 m²
Area \$/m²: \$88
RPD: 10//LP124844

Sale Price: **\$160,000 (Normal Sale)**
Sale Date: 24/09/2018 Days to Sell: **N/A**
Last Price: \$160,000 \$160,000 Chg %:
First Price: \$160,000 \$160,000 Chg %:

Features:



94 LINK RD, BENALLA, VIC 3672

Distance from Property: 8.7km  3  3  3



Property Type: House
Area: 6 ha
Area \$/m²: \$12
RPD: 2//PS436641

Sale Price: **\$745,000 (Normal Sale)**
Sale Date: 22/04/2018 Days to Sell: **52 Days**
Last Price: \$749,500 Chg %: **-0.6%**
First Price: \$749,500 (Under Offer) Chg %: **-0.6%**

Features:



247 NORTH RD, BENALLA, VIC 3672

Distance from Property: 9.3km  3  2  4



Photo not available

Property Type: House
Area: 2.37 ha
Area \$/m²: \$20
RPD: 1//PS748660

Sale Price: **\$470,000 (Normal Sale)**
Sale Date: 22/01/2018 Days to Sell: **N/A**
Last Price: Chg %:
First Price: Chg %:

Features:



231 NORTH RD, BENALLA, VIC 3672

Distance from Property: 9.5km  3  2  5



Property Type: House
Area: 16.3 ha
Area \$/m²:
RPD: 3//LP121311

Sale Price: **Price Withheld (Agents Advice -**
Sale Date: 19/01/2018 Days to Sell: **185 Days**
Last Price: \$520,000 (Under Offer) Chg %:
First Price: \$475,000 Chg %:

Features: BUILD YR: 2014, WALL TYPE: BRICK, ROOF TYPE: COLOURBOND, LOWSET, BRICK AND TILE, CONTEMPORARY, ENSUITE, STUDY, VERANDAH/DECK, BUILT IN ROBES,



44 TREWIN RD, GOORAMBAT, VIC 3725

Distance from Property: 3.7km  3  1  4



Property Type: House
Area: 1,735 m²
Area \$/m²: \$118
RPD: 2//LP124844

Sale Price: **\$205,000 (Normal Sale)**
Sale Date: 04/12/2017 Days to Sell: **9 Days**
Last Price: \$212,000 Chg %:
First Price: \$212,000 Chg %: **-2.9%**

Features:



29 HALLS RD, GOORAMBAT, VIC 3725

Distance from Property: 2.7km 3 1 1



Property Type: House
 Area: 2,000 m²
 Area \$/m²: \$67
 RPD: 3//LP4603

Features:

Sale Price: **\$133,500 (Normal Sale)**
 Sale Date: 27/11/2017 Days to Sell: **12 Days**
 Last Price: \$125,000 - \$135,000 Chg %:
 First Price: \$125,000 - \$135,000 Chg %:



132 FLYNN RD, DEVENISH, VIC 3726

Distance from Property: 8.7km 3 2 2



Property Type: House
 Area: 33.9 ha
 Area \$/m²: \$2
 RPD: 1, 2//TP605861

Features:

Sale Price: **\$650,000 (Normal Sale)**
 Sale Date: 02/11/2017 Days to Sell: **N/A**
 Last Price: Chg %:
 First Price: Chg %:



79 HALLS RD, GOORAMBAT, VIC 3725

Distance from Property: 3.1km 3 2 2



Property Type: House
 Area: 2,043 m²
 Area \$/m²: \$103
 RPD: 2//LP118561

Features:

Sale Price: **\$210,000 (Normal Sale)**
 Sale Date: 01/11/2017 Days to Sell: **12 Days**
 Last Price: \$219,500 (Under Offer) Chg %: **-4.3%**
 First Price: \$219,500 (Under Offer) Chg %: **-4.3%**



5617 MIDLAND HWY, BENALLA, VIC 3672

Distance from Property: 8.9km 3 2 2



Property Type: House
 Area: 16.59 ha
 Area \$/m²: \$3
 RPD: 3//PS631153

Features:

Sale Price: **\$432,000 (Normal Sale)**
 Sale Date: 20/07/2017 Days to Sell: **N/A**
 Last Price: Contact Agent Chg %:
 First Price: Contact Agent (Under Chg %:



39 HALLS RD, GOORAMBAT, VIC 3725

Distance from Property: 2.7km 3 1 -



Property Type: House
 Area: 2,000 m²
 Area \$/m²: \$60
 RPD: 7//LP4603

Features: BUILT IN ROBES, AIR CONDITIONED, SHED/S, IMPROVEMENTS: COMBUSTION HEATING

Sale Price: **\$120,000 (Normal Sale)**
 Sale Date: 14/03/2017 Days to Sell: **N/A**
 Last Price: Chg %:
 First Price: Chg %:





364 GOORAMBAT-CHESENEY ROAD, GOORAMBAT, VIC 3725



Appraisal Price

This market analysis has been prepared on 03/11/2018 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:

\$225,000 to \$239,500

Contact your agent for further information:

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