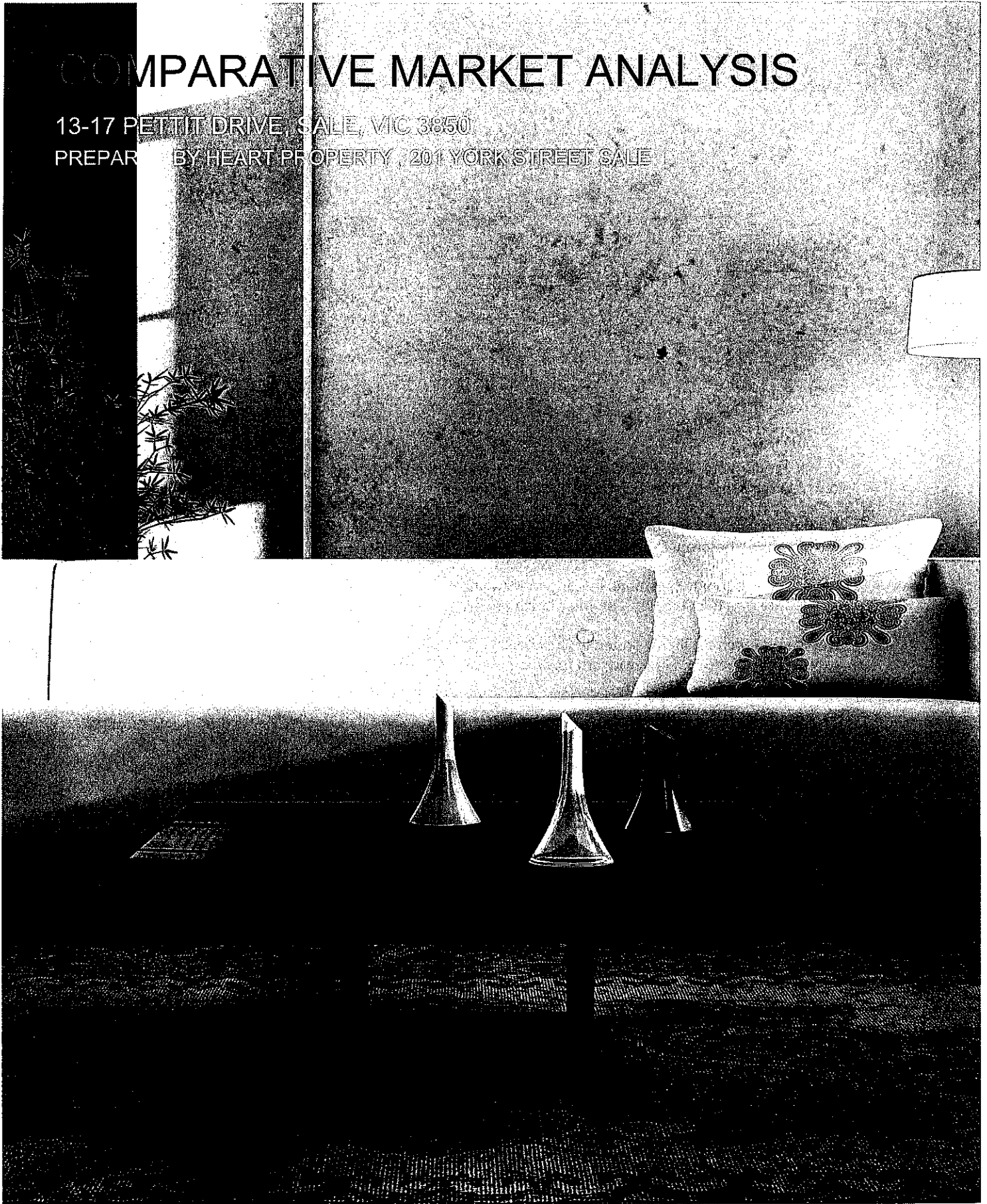


COMPARATIVE MARKET ANALYSIS

13-17 PETTIT DRIVE, SALE, VIC 3850

PREPARED BY HEART PROPERTY, 201 YORK STREET SALE





13-17 Pettit Drive
Sale, VIC, 3850

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

Heart Property
201 York Street Sale
Email: david@heartproperty.com.au
Phone: 03 5144 2266

Nearby Comparable For Sale Properties

There are 6 properties selected within the radius of 2500.0m from the focus property. The lowest for sale price is \$379,000 and the highest for sale price is \$425,000 with a median sale price of \$382,000. Days listed ranges from 1 to 329 days with the average currently at 115 days for these selected properties.

<p>31 DESAILLY ST, SALE 3850</p> 	<p>Property Type: Unit Area: 563 m² RPD: CM, 1-3//PS444123</p> <p>Features:</p>	<p>Distance from Property: 909m   </p> <p>Current List Price: \$399,500 First List Price: \$399,500 Date Listed: 21/10/2019 Days Listed: 1 Day Listed Price Change:</p>
<p>59 MARKET ST, SALE 3850</p> 	<p>Property Type: House Area: 337 m² (190 m²) RPD: 1//PS547898</p> <p>Features:</p>	<p>Distance from Property: 1.4km   </p> <p>Current List Price: \$389,000 First List Price: \$389,000 Date Listed: 23/09/2019 Days Listed: 29 Days Listed Price Change:</p>
<p>56 TOPPING ST, SALE 3850</p> 	<p>Property Type: House Area: 664 m² RPD: 15//LP146279</p> <p>Features:</p>	<p>Distance from Property: 51m   </p> <p>Current List Price: \$415,000 First List Price: \$415,000 Date Listed: 30/08/2019 Days Listed: 53 Days Listed Price Change:</p>
<p>2/84 REEVE ST, SALE 3850</p> 	<p>Property Type: House Area: 450 m² RPD:</p> <p>Features:</p>	<p>  </p> <p>Current List Price: \$449,000 (Under Offer) First List Price: \$449,000 Date Listed: 09/07/2019 Days Listed: 105 Days Listed Price Change:</p>
<p>SALE 3850</p> 	<p>Property Type: House Area: 761 m² RPD:</p> <p>Features:</p>	<p>  </p> <p>Current List Price: \$410,000 First List Price: \$410,000 Date Listed: 01/05/2019 Days Listed: 174 Days Listed Price Change: -4.0%</p>

83B ELGIN ST, SALE 3850

Distance from Property: 1.9km



Property Type: Unit
Area: 533 m² (203 m²)
RPD: 2//PS724754

Features:

Current List Price: **\$399,950**

First List Price: \$412,500

Date Listed: 27/11/2018 Days Listed: **329 Days**

Listed Price Change: **-5.0%**

Nearby Comparable Sold Properties

There are 9 sold properties selected within the radius of 2000.0m from the focus property. The lowest sale price is \$380,000 and the highest sale price is \$410,000 with a median sale price of \$385,000. Days listed ranges from 92 to 180 days with the average currently at 136 days for these selected properties.

11 KYLIE CRT, SALE, VIC 3850

Distance from Property: 2km  3  2  2



Property Type: House
Area: 815 m²
Area \$/m²: \$472
RPD: 15//PS512879

Features:

Sale Price: **\$385,000 (Normal Sale)**
Sale Date: 23/05/2019 Days to Sell: **180 Days**
Last Price: \$429,500 Chg %: **-7.2%**
First Price: \$439,000 Chg %: **-9.4%**

3 BURRAGINNIN CL, SALE, VIC 3850

Distance from Property: 1.9km  3  -  -



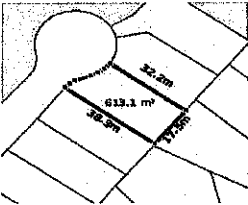
Property Type: House
Area: 585 m²
Area \$/m²: \$658
RPD: 151//PS642250

Features:

Sale Price: **\$385,000 (Normal Sale)**
Sale Date: 10/05/2019 Days to Sell: **N/A**
Last Price: Chg %:
First Price: Chg %:

18 HOMESTEAD CL, SALE, VIC 3850

Distance from Property: 1.9km  3  -  -



Property Type: House
Area: 613 m²
Area \$/m²: \$620
RPD: 172//PS642250

Features:

Sale Price: **\$380,000 (Normal Sale)**
Sale Date: 17/04/2019 Days to Sell: **N/A**
Last Price: Chg %:
First Price: Chg %:

10 HOMESTEAD CL, SALE, VIC 3850

Distance from Property: 1.9km  3  -  -






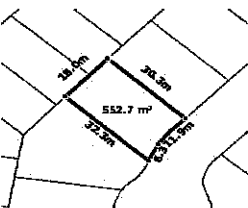
Property Type: House
Area: 642 m²
Area \$/m²: \$621
RPD: 168//PS642250

Features:

Sale Price: **\$399,000 (Normal Sale)**
Sale Date: 27/03/2019 Days to Sell: **N/A**
Last Price: Chg %:
First Price: Chg %:

7 BURRAGINNIN CL, SALE, VIC 3850

Distance from Property: 1.9km  3  -  -



Property Type: House
Area: 549 m²
Area \$/m²: \$692
RPD: 153//PS642250

Features:

Sale Price: **\$380,000 (Normal Sale)**
Sale Date: 26/02/2019 Days to Sell: **N/A**
Last Price: Chg %:
First Price: Chg %:

13-17 PETTIT DRIVE, SALE, VIC 3850



Appraisal Price

This market analysis has been prepared on 22/10/2019 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:

\$370,000 to \$407,000

Contact your agent for further information:

Name: Heart Property
Mobile: 0409 442 532
Office: Heart Property
Office Phone: 03 5144 2266
Email: david@heartproperty.com.au

