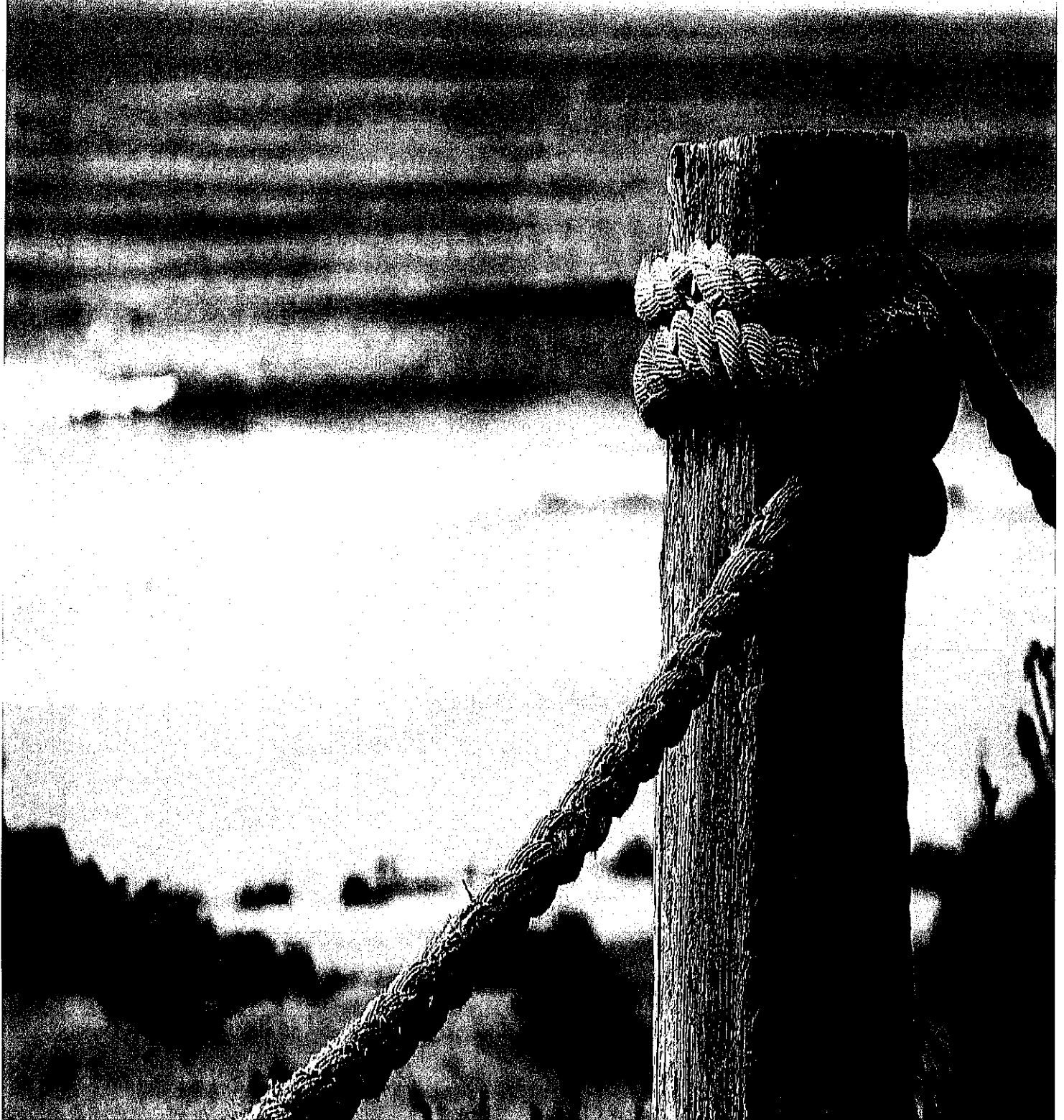


# COMPARATIVE MARKET ANALYSIS

28-30 ASTRO AVENUE, GOLDEN BEACH, VIC 3851

PREPARED BY HEART PROPERTY, 201 YORK STREET SALE





Detlef & Amanda Jane Schmidt; Virginia Ruth &  
Murray James Bodsworth  
28-30 Astro Avenue  
Golden Beach, VIC, 3851

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](mailto:david@heartproperty.com.au)  
Phone: 03 5144 2266

## Nearby Comparable For Sale Properties

There are 5 properties selected within the radius of 20000.0m from the focus property. The lowest for sale price is \$288,000 and the highest for sale price is \$320,000 with a median sale price of \$295,000. Days listed ranges from 15 to 674 days with the average currently at 284 days for these selected properties.

<p><b>24 MERIDAN RD, GOLDEN BEACH 3851</b></p>  <p>Property Type: House Area: 604 m<sup>2</sup> RPD: 1//TP92636</p> <p>Features:</p>	<p>Distance from Property: 102m  3  1  3</p> <p>Current List Price: <b>\$296,000 - \$325,000</b> First List Price: \$296,000 - \$325,000 Date Listed: 21/05/2019 Days Listed: <b>265 Days</b> Listed Price Change:</p>
<p><b>RAINBOW RD, GOLDEN BEACH 3851</b></p>  <p>Property Type: House Area: 600 m<sup>2</sup> RPD:</p> <p>Features:</p>	<p> 3  2  1</p> <p>Current List Price: <b>From \$290,442</b> First List Price: From \$281,971 Date Listed: 05/02/2019 Days Listed: <b>370 Days</b> Listed Price Change:</p>
<p><b>33-35 SIXTH AVENUE AVE, PARADISE...</b></p>  <p>Property Type: House Area: 1,702 m<sup>2</sup> RPD: //CP167179</p> <p>Features:</p>	<p>Distance from Property: 3.8km  3  2  3</p> <p>Current List Price: <b>\$295,000</b> First List Price: \$295,000 Date Listed: 07/04/2018 Days Listed: <b>674 Days</b> Listed Price Change:</p>
<p><b>6 MAFFRA ST, THE HONEYSUCKLES 3851</b></p>  <p>Property Type: House Area: 794 m<sup>2</sup> (120 m<sup>2</sup>) RPD: 1//TP136838</p> <p>Features:</p>	<p>Distance from Property: 22km  4  1  1</p> <p>Current List Price: <b>\$320,000 (Under Offer)</b> First List Price: \$320,000 Date Listed: 06/11/2019 Days Listed: <b>97 Days</b> Listed Price Change:</p>
<p><b>25 FINISTERRE DR, THE HONEYSUCKLES 3851</b></p>  <p>Property Type: House Area: 637 m<sup>2</sup> RPD: 1//TP93748</p> <p>Features:</p>	<p>Distance from Property: 22km  2  2  2</p> <p>Current List Price: <b>\$310,000</b> First List Price: \$310,000 Date Listed: 26/01/2020 Days Listed: <b>15 Days</b> Listed Price Change:</p>

## Nearby Comparable Sold Properties

There are 13 sold properties selected within the radius of 20000.0m from the focus property. The lowest sale price is \$262,500 and the highest sale price is \$315,000 with a median sale price of \$290,000. Days listed ranges from 68 to 280 days with the average currently at 114 days for these selected properties.

### 58 FISHER PDE, LOCH SPORT, VIC 3851

Distance from Property: 23km  3  1  5



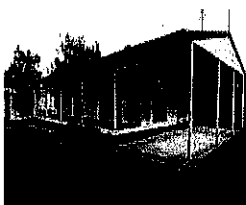
Property Type: House  
Area: 550 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$527  
RPD: 130//LP44537

Features:

Sale Price: **\$290,000 (Agents Advice - Sale)**  
Sale Date: 14/01/2020 Days to Sell: **74 Days**  
Last Price: \$299,000 Chg %: **-3.0%**  
First Price: \$299,000 Chg %: **-3.0%**

### 12 FISHER PDE, LOCH SPORT, VIC 3851

Distance from Property: 23km  3  1  2



Property Type: House  
Area: 644 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$411  
RPD: 82//LP44537

Features:

Sale Price: **\$265,000 (Normal Sale)**  
Sale Date: 26/11/2019 Days to Sell: **280 Days**  
Last Price: \$279,000 Chg %:  
First Price: \$290,000 Chg %:

### 17 RAINBOW RD, GOLDEN BEACH, VIC 3851

Distance from Property: 517m  3  1  2



Property Type: House  
Area: 1,191 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$220  
RPD: 402//LP52647

Features:

Sale Price: **\$262,500 (Normal Sale)**  
Sale Date: 27/09/2019 Days to Sell: **N/A**  
Last Price: Chg %:  
First Price: Chg %:

### 190 THE BVD, PARADISE BEACH, VIC 3851

Distance from Property: 2.7km  3  1  3



Property Type: House  
Area: 1,316 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$239  
RPD: //CP162796

Features:

Sale Price: **\$315,000 (Normal Sale)**  
Sale Date: 02/08/2019 Days to Sell: **75 Days**  
Last Price: \$327,000 (Under Offer) Chg %:  
First Price: \$327,000 (Under Offer) Chg %:

### 39 SEA BREEZE AVE, GOLDEN BEACH, VIC 3851

Distance from Property: 345m  3  1  2



Property Type: House  
Area: 604 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$513  
RPD: 1//TP142131

Features:

Sale Price: **\$310,000 (Normal Sale)**  
Sale Date: 05/02/2019 Days to Sell: **N/A**  
Last Price: Chg %:  
First Price: Chg %:

### 2312 SHORELINE DR, THE HONEYSUCKLES, VIC 3851

Distance from Property: 22km  3  2  2






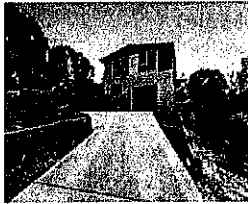
Property Type: House  
Area: 634 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$497  
RPD: 82//LP82059

Features:

Sale Price: <b>\$315,000 (Normal Sale)</b>	
Sale Date: 19/10/2018	Days to Sell: N/A
Last Price:	Chg %:
First Price:	Chg %:

### 31 LAKELINE RD, GOLDEN BEACH, VIC 3851

Distance from Property: 1.1km  3  2  2



Property Type: House  
Area: 604 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$464  
RPD: 134//LP52647

Features:

Sale Price: <b>\$280,000 (Normal Sale)</b>	
Sale Date: 10/10/2018	Days to Sell: N/A
Last Price: \$295,000	Chg %: -5.1%
First Price: \$295,000	Chg %: -5.1%

### 7 PACIFIC CRT, GOLDEN BEACH, VIC 3851

Distance from Property: 160m  4  2  2



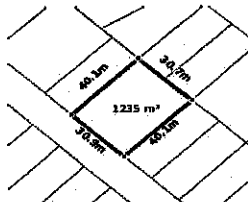
Property Type: House  
Area: 604 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$520  
RPD: 752//LP52648

Features:

Sale Price: <b>\$314,000 (Normal Sale)</b>	
Sale Date: 13/08/2019	Days to Sell: N/A
Last Price:	Chg %:
First Price:	Chg %:

### 18 RAINBOW RD, GOLDEN BEACH, VIC 3851

Distance from Property: 569m  2  -  -






Property Type: House  
Area: 1,208 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$228  
RPD: //PC351883

Features:

Sale Price: <b>\$276,000 (Normal Sale)</b>	
Sale Date: 04/12/2019	Days to Sell: N/A
Last Price:	Chg %:
First Price:	Chg %:

### 42 MANDALAY DR, THE HONEYSUCKLES, VIC 3851

Distance from Property: 21km  2  1  2



Property Type: House  
Area: 800 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$362  
RPD: 121//LP82059

Features:

Sale Price: <b>\$290,000 (Normal Sale)</b>	
Sale Date: 12/12/2018	Days to Sell: N/A
Last Price:	Chg %:
First Price:	Chg %:

**2367 SHORELINE DR, THE HONEYSUCKLES, VIC 3851**

Distance from Property: 22km  2  1  2



Property Type: House  
Area: 1,208 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$240  
RPD: //PC363662

Features:

Sale Price: <b>\$290,000 (Normal Sale)</b>	
Sale Date: 13/09/2018	Days to Sell: <b>N/A</b>
Last Price:	Chg %:
First Price:	Chg %:

**31 HAVEN WAY, GOLDEN BEACH, VIC 3851**

Distance from Property: 775m  5  2  2



Property Type: House  
Area: 1,200 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$250  
RPD: 987, 988//LP52648

Features:

Sale Price: <b>\$300,000 (Normal Sale)</b>	
Sale Date: 20/10/2018	Days to Sell: <b>68 Days</b>
Last Price: \$320,000	Chg %: <b>-6.3%</b>
First Price: \$320,000	Chg %: <b>-6.3%</b>

**6 BANKSIA AVE, GOLDEN BEACH, VIC 3851**

Distance from Property: 1.7km  1  1  4



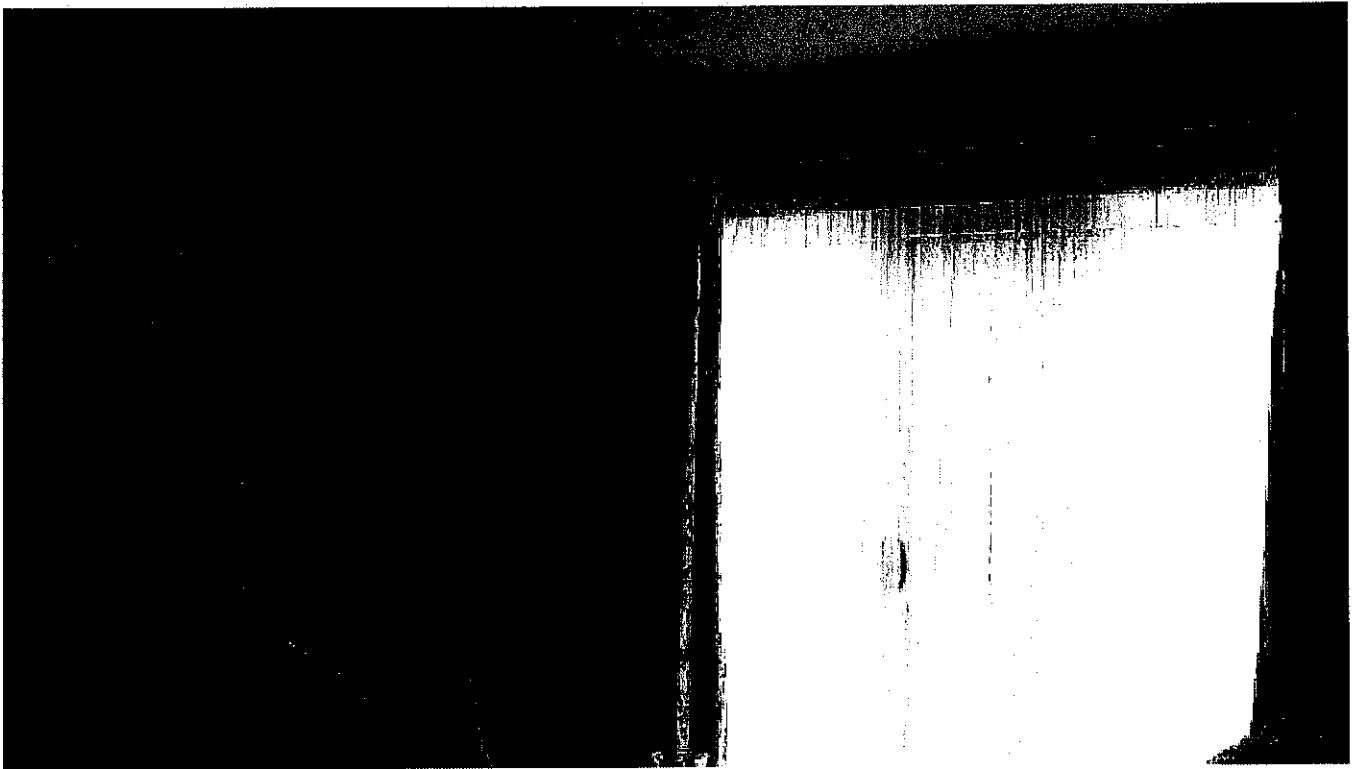
Property Type: House  
Area: 1,988 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$133  
RPD: //PC352588

Features:

Sale Price: <b>\$265,000 (Normal Sale)</b>	
Sale Date: 13/06/2019	Days to Sell: <b>75 Days</b>
Last Price: \$299,000	Chg %: <b>-11.4%</b>
First Price: \$299,000	Chg %:



**28-30 ASTRO AVENUE, GOLDEN BEACH, VIC 3851**



### **Appraisal Price**

This market analysis has been prepared on 10/02/2020 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:

**\$276,000 to \$304,000**

### **Contact your agent for further information:**

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Office: Heart Property  
Office Phone: 03 5144 2266  
Email: [david@heartproperty.com.au](mailto:david@heartproperty.com.au)

