



COMPARATIVE MARKET ANALYSIS

64 LYNBROOK BOULEVARD, LYNBROOK, VIC-3975

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Nearby Comparable For Sale Properties

There are 4 properties selected within the radius of 3500.0m from the focus property. The lowest for sale price is \$775,000 and the highest for sale price is \$800,000 with a median sale price of \$797,450. Days listed ranges from 3 to 152 days with the average currently at 58 days for these selected properties.

5 SUGARLOAF AVE, LYNBROOK 3975

UBD Ref: Melbourne - 390 B16
Distance from Property: 167m

 4  2  3



Property Type: House
Area: 857 m²
RPD: 47//PS423188

Features:

Current List Price: **\$775,000**
First List Price: \$775,000
Date Listed: 16/04/2020 Days Listed: **3 Days**
Listed Price Change:

30 AISBETT CL, LYNBROOK 3975

UBD Ref: Melbourne - 390 B20
Distance from Property: 980m

 4  2  2



Property Type: House
Area: 600 m² (390 m²)
RPD: 61//PS611282

Features:

Current List Price: **\$795,000-\$860,000**
First List Price: Contact agent for private inspection
Date Listed: 30/03/2020 Days Listed: **20 Days**
Listed Price Change: **-0.6%**

12 GLENBROOK CRES, LYNBROOK 3975

UBD Ref: Melbourne - 410 A1
Distance from Property: 1.3km

 4  2  2



Property Type: House
Area: 585 m²
RPD: 7//PS526597

Features: LOWSET, BRICK AND TILE, ENSUITE, FAMILY/RUMPUS ROOM, MODERN KITCHEN, AIR CONDITIONED, ENTERTAINMENT AREA

Current List Price: **\$800,000-\$880,000**
First List Price: \$800,000-\$880,000
Date Listed: 21/02/2020 Days Listed: **58 Days**
Listed Price Change:

16 HOPEGOOD PL, LYNBROOK 3975

UBD Ref: Melbourne - 389 P15
Distance from Property: 878m

 4  3  2



Property Type: House
Area: 416 m²
RPD: 1025//PS511165

Features:

Current List Price: **\$799,900 - \$879,890**
First List Price: Contact agent
Date Listed: 19/11/2019 Days Listed: **152 Days**
Listed Price Change:

Nearby Comparable Sold Properties

There are 7 sold properties selected within the radius of 3000.0m from the focus property. The lowest sale price is \$760,000 and the highest sale price is \$889,000 with a median sale price of \$831,000. Days listed ranges from 5 to 118 days with the average currently at 57 days for these selected properties.

24 ELDERSHAW DR, LYNBROOK, VIC 3975

UBD Ref: Melbourne - 389 Q18
Distance from Property: 803m  4  2  2



Property Type: House
Area: 801 m²
Area \$/m²: \$1,110
RPD: 450//PS430106

Features:

Sale Price: **\$889,000 (Normal Sale)**
Sale Date: 27/11/2019 Days to Sell: **25 Days**
Last Price: \$880,000 - \$960,000 Chg %:
First Price: \$880,000 - \$960,000 Chg %:

47 ASTLEY WYND, LYNBROOK, VIC 3975

UBD Ref: Melbourne - 389 N16
Distance from Property: 1km  3  2  6



Property Type: House
Area: 1,000 m²
Area \$/m²: \$846
RPD: 976//PS331912

Features:

Sale Price: **\$845,580 (Normal Sale)**
Sale Date: 15/11/2019 Days to Sell: **84 Days**
Last Price: \$790,000-\$865,000 Chg %:
First Price: \$840,000-\$920,000 Chg %:

29 MELINGTON DR, LYNDHURST, VIC 3975

UBD Ref: Melbourne - 409 M4
Distance from Property: 2.3km  4  2  2



Property Type: House
Area: 635 m²
Area \$/m²: \$1,319
RPD: 129//PS523533

Features:

Sale Price: **\$837,250 (Normal Sale)**
Sale Date: 28/10/2019 Days to Sell: **5 Days**
Last Price: \$800,000 - \$850,000 Chg %:
First Price: \$800,000 - \$850,000 Chg %:

10 MERIBEL WAY, LYNBROOK, VIC 3975

UBD Ref: Melbourne - 390 A15
Distance from Property: 172m  4  3  3



Property Type: House
Area: 646 m²
Area \$/m²: \$1,286
RPD: 93//PS436998

Features:

Sale Price: **\$831,000 (Normal Sale)**
Sale Date: 06/12/2019 Days to Sell: **16 Days**
Last Price: \$700000 - \$770000 Chg %:
First Price: \$700000 - \$770000 Chg %:

20 PARSLOW CRES, LYNBROOK, VIC 3975

UBD Ref: Melbourne - 390 A18
Distance from Property: 501m  5  2  4



Property Type: House
Area: 731 m²
Area \$/m²: \$1,108
RPD: 101//PS438904

Features: DOUBLE STOREY, POOL

Sale Price: **\$810,000 (Agents Advice - Sale)**
Sale Date: 09/12/2019 Days to Sell: **118 Days**
Last Price: \$790,000 - \$850,000 Chg %:
First Price: Contact Agent Chg %: **-10.0%**

3 ALYSHA AVE, LYNDHURST, VIC 3975

UBD Ref: Melbourne - 409 N8
Distance from Property: 3.1km

 4  4  2



Property Type: House
Area: 650 m²
Area \$/m²: \$1,200
RPD: 160//PS604024

Features:

Sale Price: **\$780,000 (Normal Sale)**
Sale Date: 08/11/2019 Days to Sell: **N/A**
Last Price: Chg %:
First Price: Chg %:

5 SUGARLOAF AVE, LYNBROOK, VIC 3975

UBD Ref: Melbourne - 390 B16
Distance from Property: 167m

 3  2  4



Property Type: House
Area: 857 m²
Area \$/m²: \$887
RPD: 47//PS423188

Features:

Sale Price: **\$760,000 (Agents Advice - Sale)**
Sale Date: 09/01/2020 Days to Sell: **96 Days**
Last Price: \$760,000 - \$810,000 Chg %: **-2.6%**
First Price: \$780,000 - \$850,000 Chg %: **-2.6%**

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Appraisal Price

This market analysis has been prepared on 18/04/2020 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:

\$770,000 to \$825,000

Contact your agent for further information:

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