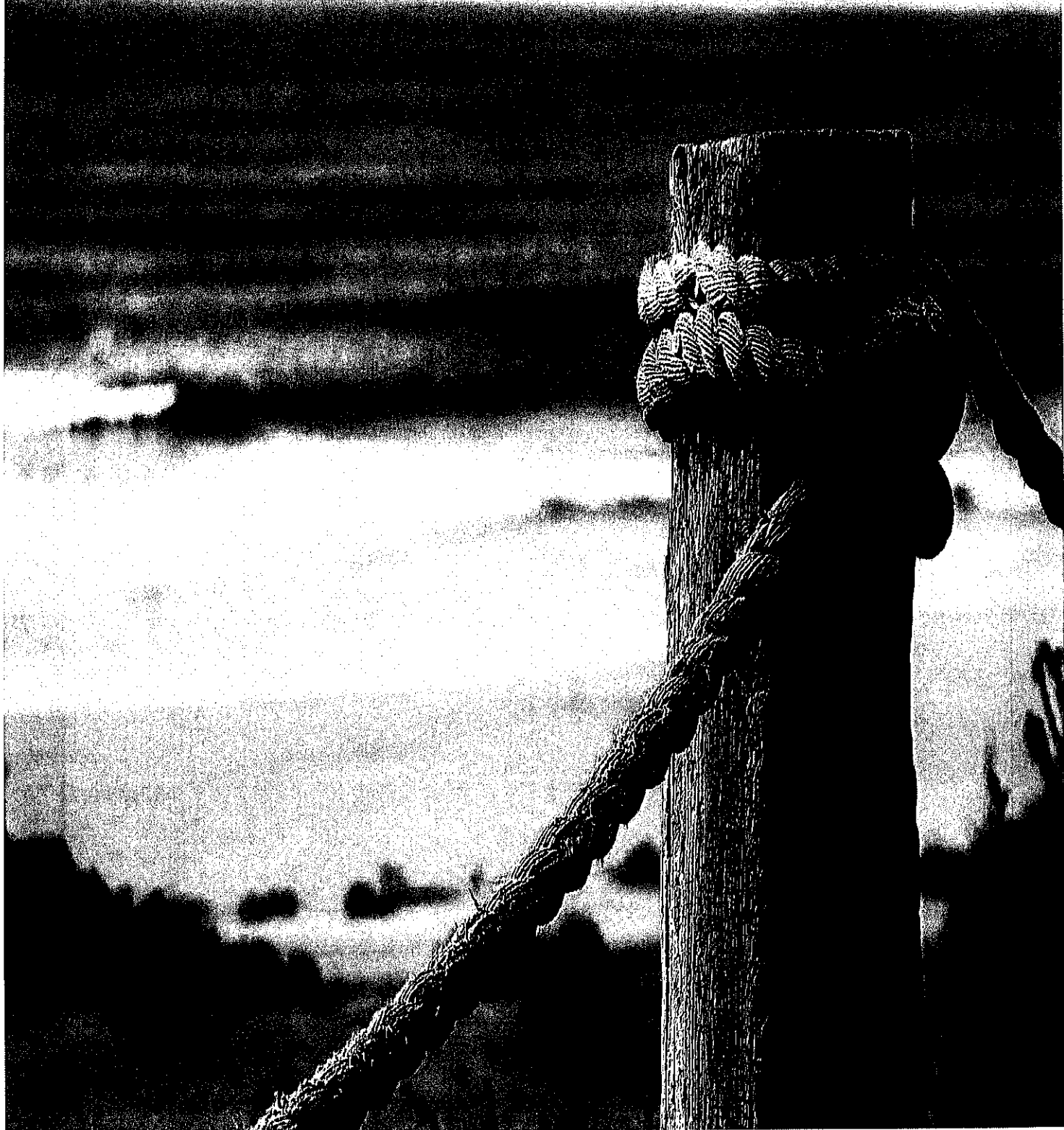


COMPARATIVE MARKET ANALYSIS

33 BOUNDARY CREEK ROAD, LONGFORD, VIC 3851

PREPARED BY HEART PROPERTY, 201 YORK STREET SALE





Kristin Anne & Billy Moon Trotter
33 Boundary Creek Road
Longford, 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
Phone: 03 5144 2266

Nearby Comparable For Sale Properties

There are 3 properties selected within the radius of 5500.0m from the focus property. The lowest for sale price is \$671,040 and the highest for sale price is \$739,000 with a median sale price of \$720,000. Days listed ranges from 3 to 128 days with the average currently at 48 days for these selected properties.

33 BOUNDARY CREEK RD, LONGFORD 3851

Distance from Property: 0m  4  2  10



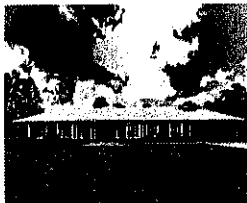
Property Type: House
Area: 2.12 ha
RPD: 5//LP143469

Features:

Current List Price: **\$700,000 - \$770,000**
First List Price: \$700,000 - \$770,000
Date Listed: 21/04/2020 Days Listed: **3 Days**
Listed Price Change:

77 NEWNHAM RD, LONGFORD 3851

Distance from Property: 1.1km  4  2  2



Property Type: House
Area: 3.3 ha
RPD: 2//PS703127

Features:

Current List Price: **\$720,000**
First List Price: \$720,000
Date Listed: 09/04/2020 Days Listed: **15 Days**
Listed Price Change:

79 NEWNHAM RD, LONGFORD 3851

Distance from Property: 1.1km  4  2  5



Property Type: House
Area: 1 ha
RPD: 2//PS302146

Features:

Current List Price: **\$739,000**
First List Price: \$739,000 \$739,000
Date Listed: 18/12/2019 Days Listed: **128 Days**
Listed Price Change:

Nearby Comparable Sold Properties

There are 6 sold properties selected within the radius of 20500.0m from the focus property. The lowest sale price is \$650,000 and the highest sale price is \$750,000 with a median sale price of \$712,500. Days listed ranges from 36 to 243 days with the average currently at 111 days for these selected properties.

28 GLENCOE RD, LONGFORD, VIC 3851

Distance from Property: 4.2km  4  1  5



Property Type: House
Area: 6 ha
Area \$/m2: \$11
RPD: 4//PP3010

Features:

Sale Price: **\$650,000 (Normal Sale)**
Sale Date: 16/11/2019 Days to Sell: **42 Days**
Last Price: AUCTION 16/11/2019 Chg %:
First Price: AUCTION 16/11/2019 Chg %:

117 SOVEREIGN DR, WURRUK, VIC 3850

Distance from Property: 11km  4  2  6



Property Type: House
Area: 4,269 m²
Area \$/m2: \$176
RPD: 39//PS524062

Features:

Sale Price: **\$750,000 (Normal Sale)**
Sale Date: 14/11/2019 Days to Sell: **36 Days**
Last Price: \$775,000 Chg %:
First Price: \$775,000 Chg %:

43 DOWLING CRT, WURRUK, VIC 3850

Distance from Property: 10km  4  2  3



Property Type: House
Area: 3 ha
Area \$/m2: \$22
RPD: 17//PS506799

Features:

Sale Price: **\$670,000 (Normal Sale)**
Sale Date: 21/10/2019 Days to Sell: **74 Days**
Last Price: \$679,950 Chg %:
First Price: \$679,950 Chg %:

4 JESS CRT, WURRUK, VIC 3850

Distance from Property: 11km  5  2  10



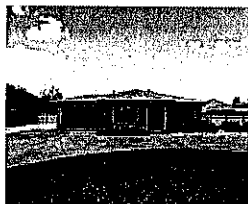
Property Type: House
Area: 4,862 m²
Area \$/m2: \$153
RPD: 1//PS617402

Features:

Sale Price: **\$742,500 (Normal Sale)**
Sale Date: 18/12/2019 Days to Sell: **243 Days**
Last Price: \$775,000 Chg %: **-1.0%**
First Price: \$795,000 Chg %: **-1.0%**

9 EVELYN DR, SALE, VIC 3850

Distance from Property: 12km  5  2  12




Property Type: House
Area: 4,000 m²
Area \$/m2: \$180
RPD: 15//PS527846

Features:

Sale Price: **\$720,000 (Normal Sale)**
Sale Date: 14/05/2019 Days to Sell: **154 Days**
Last Price: \$730,000 - \$790,000 Chg %: **-3.7%**
First Price: \$750,000 - \$825,000 Chg %: **-6.1%**

4921 SOUTH GIPPSLAND HWY, STRADBROKE, VIC 3851

Distance from Property: 11km  **3**  **2**  **4**



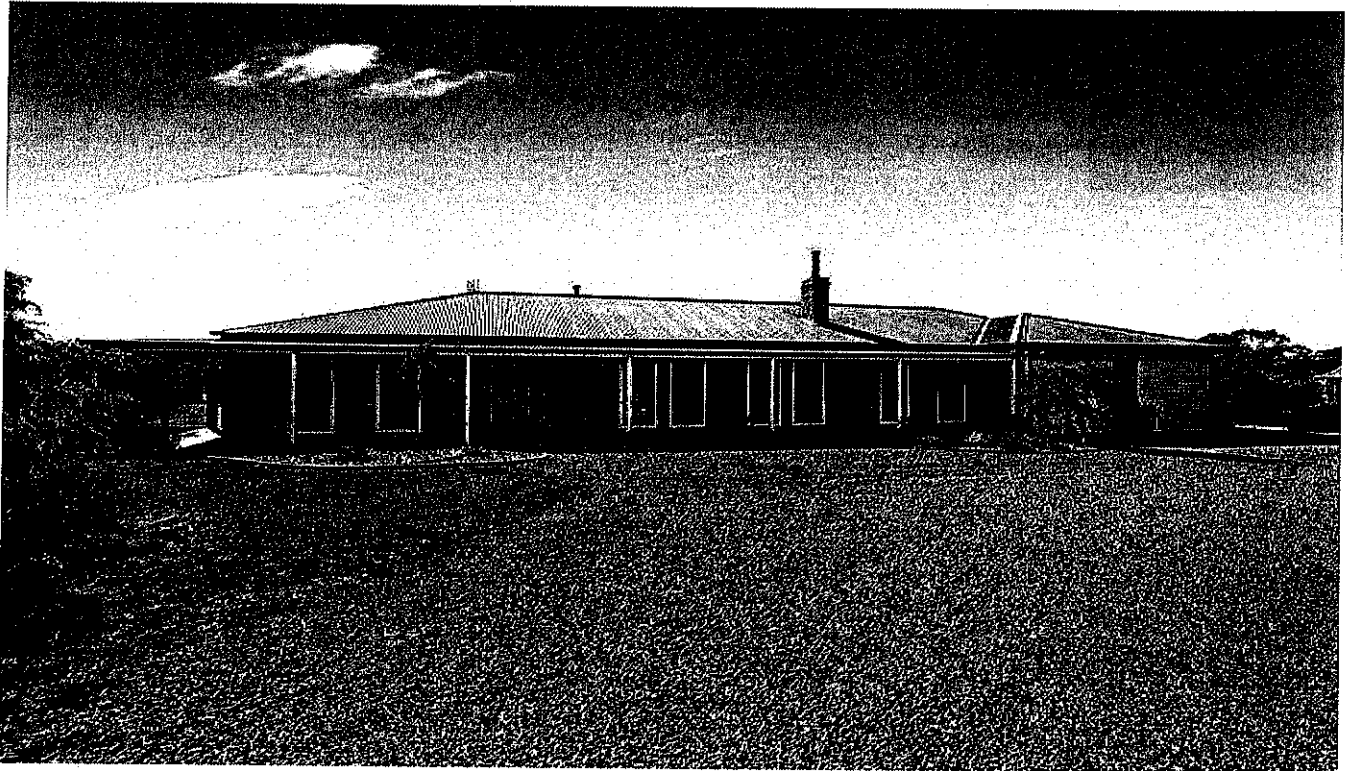
Property Type: Other
Area: 50 ha
Area \$/m2: \$1
RPD: 1//TP372589; 15/B/PP2431

Features:

Sale Price: \$705,000 (Normal Sale)	
Sale Date: 20/12/2019	Days to Sell: 115 Days
Last Price: \$739,000	Chg %:
First Price: Contact Agent	Chg %: -6.0%



33 BOUNDARY CREEK ROAD, LONGFORD, VIC 3851



Appraisal Price

This market analysis has been prepared on 24/04/2020 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:

\$671,000 to \$738,000

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