Comparative Market Analysis

1107/18 MT ALEXANDER ROAD TRAVANCORE VIC 3032

Prepared on **30th June 2023**

BLUE CHIP SUPER PTY

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Your Property

1107/18 MT ALEXANDER ROAD TRAVANCORE VIC 3032

2 1 1 1.6ha 50m²

Your Property History

5 Aug, 2022	-	Listed for rent at $370 per week
20 May, 2021	-	Listed for rent as Not Disclosed
9 Oct, 2019	-	Listed for rent at $370 per week
24 Dec, 2017	-	Sold for $295,000
29 Mar, 2014	-	Listed for sale as CONTACT AGENT
17 Dec, 2013	-	Listed for sale as CONTACT AGENT

Introducing Troy Mojsoski

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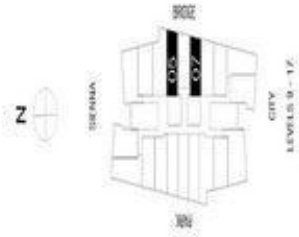
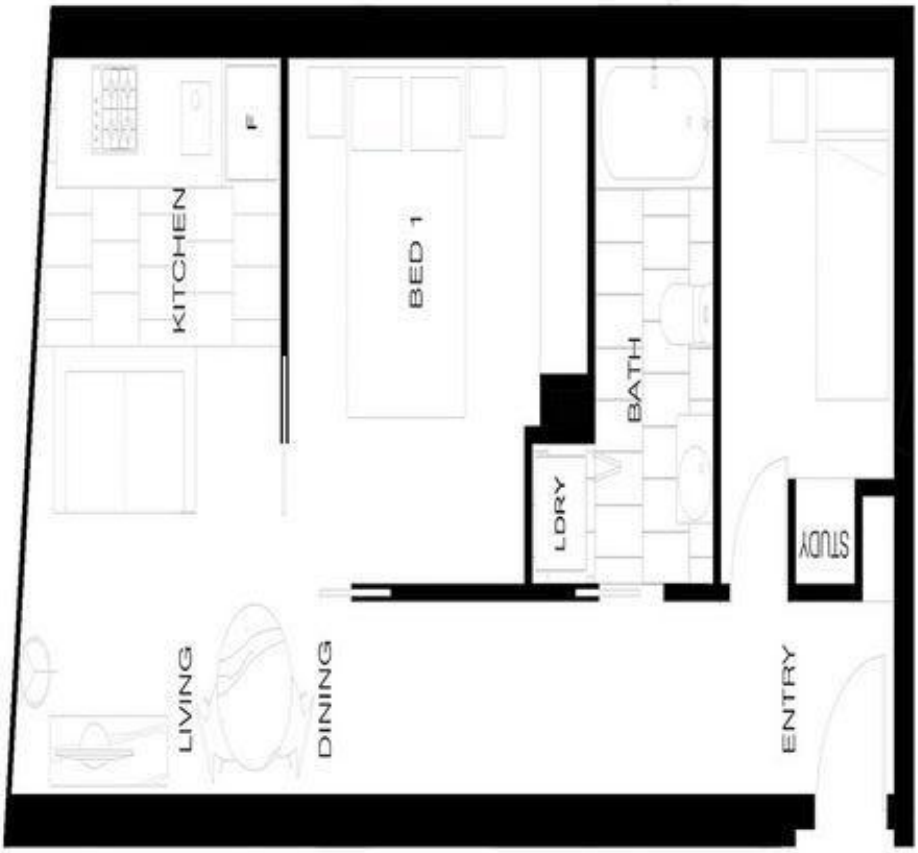
Floor Plan





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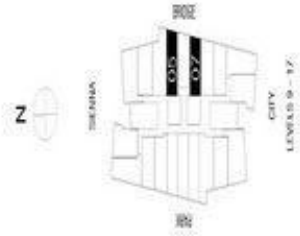

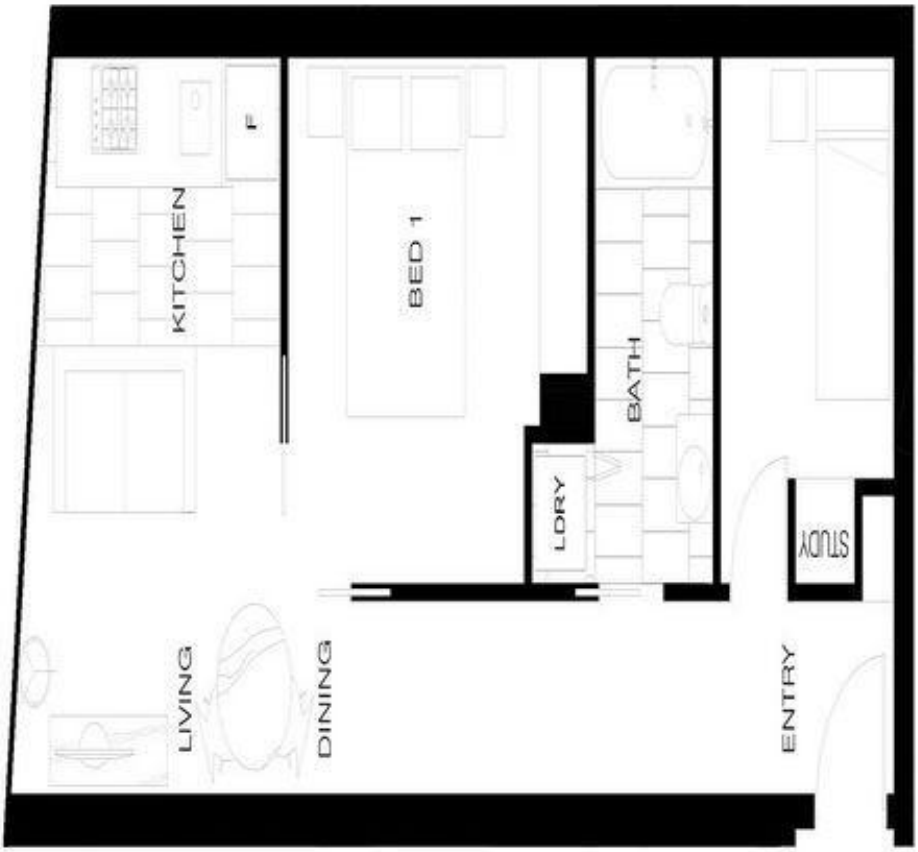

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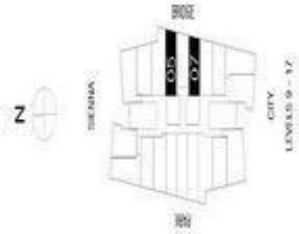
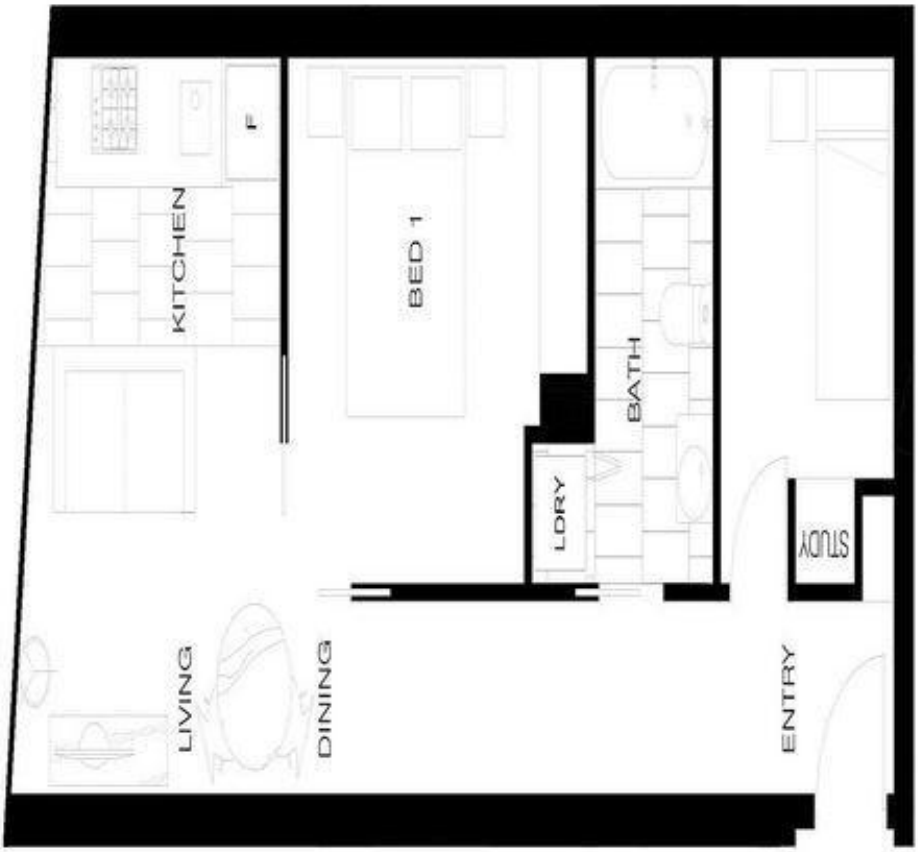
Floor Plan





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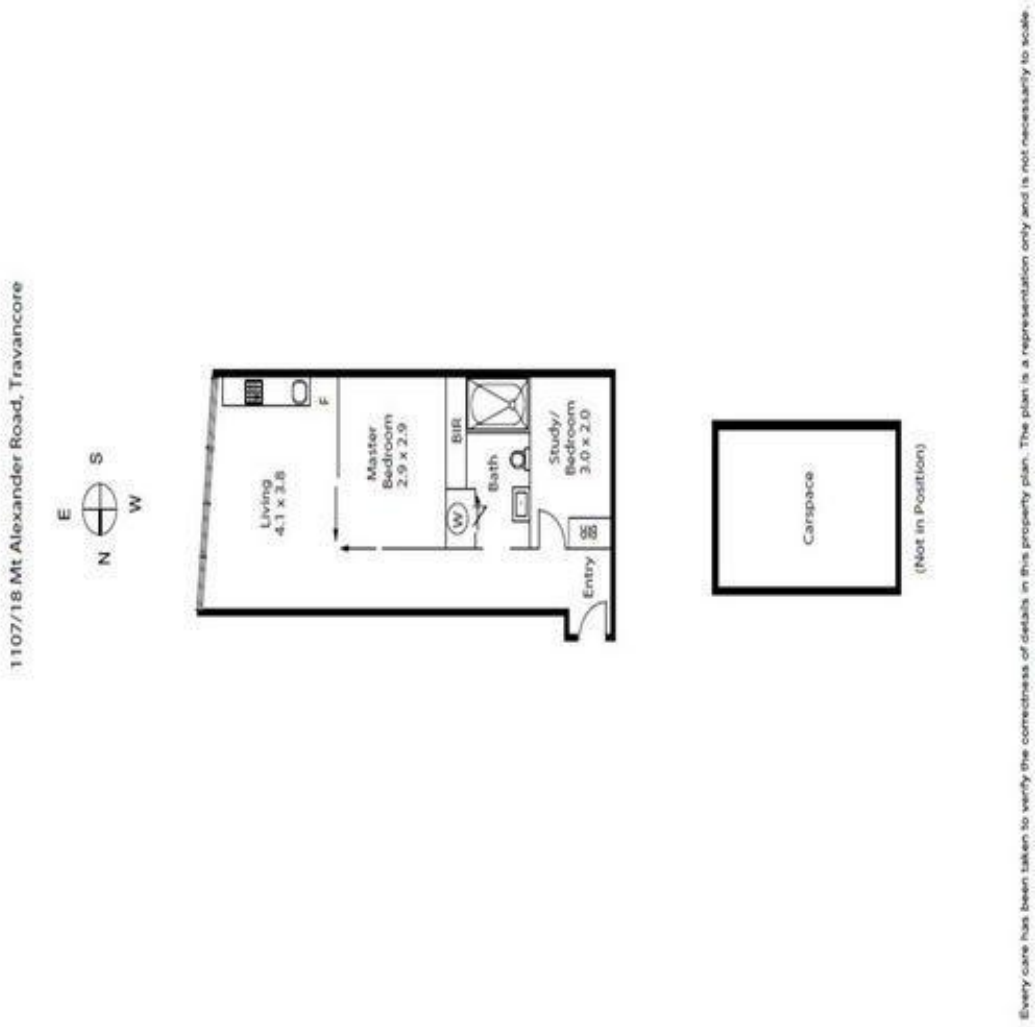
Floor Plan



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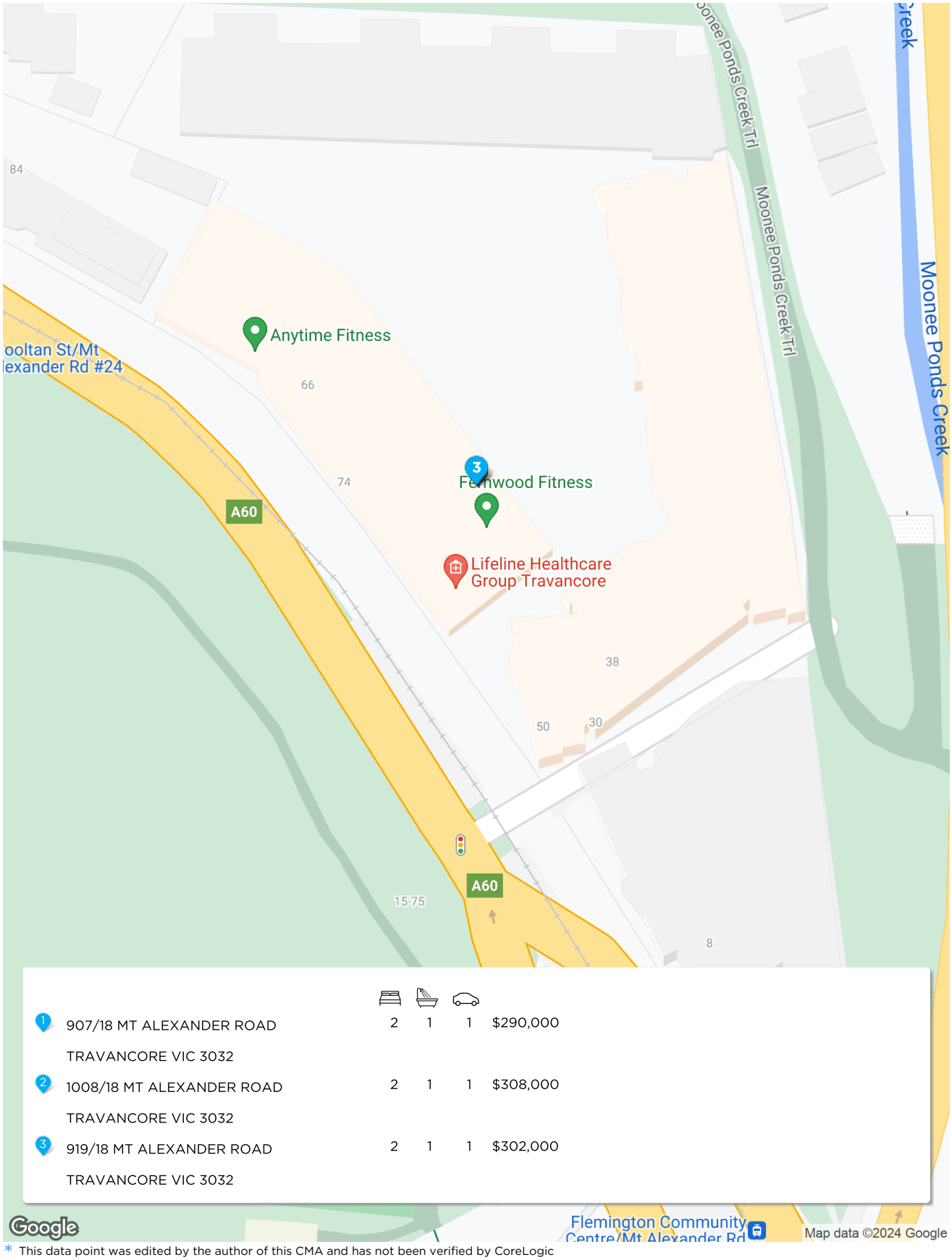
Comparables Map: Sales



1 907/18 MT ALEXANDER ROAD TRAVANCORE VIC 3032	2	1	1	$290,000
2 1008/18 MT ALEXANDER ROAD TRAVANCORE VIC 3032	2	1	1	$308,000
3 919/18 MT ALEXANDER ROAD TRAVANCORE VIC 3032	2	1	1	$302,000

* This data point was edited by the author of this CMA and has not been verified by CoreLogic

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Comparable Sales

1 907/18 MT ALEXANDER ROAD TRAVANCORE VIC 3032

Sold Price **$290,000**

2 | 1 | 1 | - | 53m²

Year Built	2012	DOM	93
Sold Date	07-Apr-23	Distance	0km
First Listing	$299,000		
Last Listing	$280,000 - $299,000		

2 1008/18 MT ALEXANDER ROAD TRAVANCORE VIC 3032

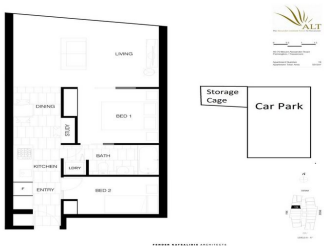
Sold Price **$308,000**

2 | 1 | 1 | 1.6ha | 60m²

Year Built	2012	DOM	37
Sold Date	22-Apr-22	Distance	0km
First Listing	CONTACT AGENT		
Last Listing	CONTACT AGENT		

3 919/18 MT ALEXANDER ROAD TRAVANCORE VIC 3032

Sold Price **$302,000**



2 | 1 | 1 | 1.6ha | 60m²

Year Built	2012	DOM	81
Sold Date	16-Sep-22	Distance	0km
First Listing	$290,000 - $310,000		
Last Listing	$302,500		

DOM = Days on market **RS** = Recent sale **UN** = Undisclosed Sale * This data point was edited by the author of this CMA and has not been verified by CoreLogic

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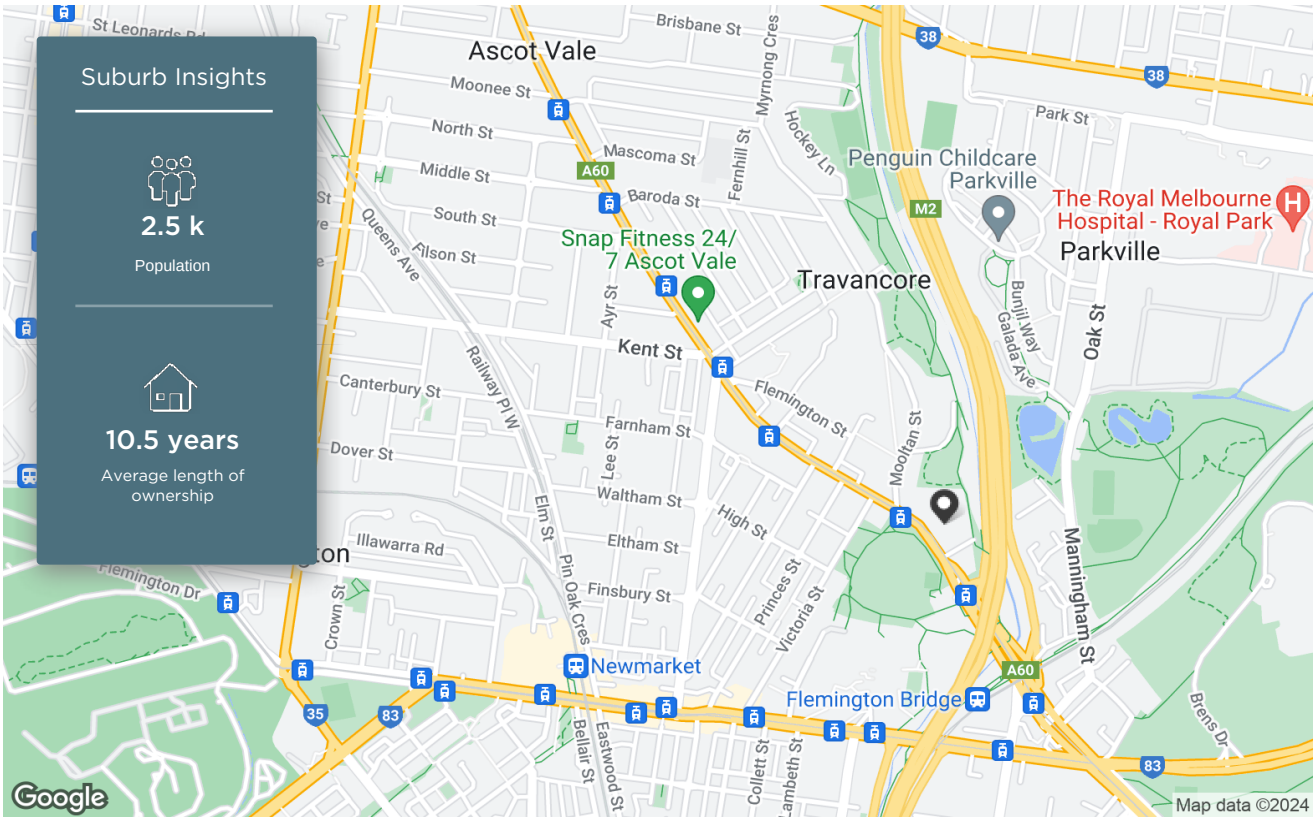
Travancore

Demographic



The size of Travancore is approximately 0.4 square kilometres. It has 6 parks covering nearly 17.2% of total area. The population of Travancore in 2011 was 1,700 people. By 2016 the population was 2,502 showing a population growth of 47.2% in the area during that time. The predominant age group in Travancore is 20-29 years. Households in Travancore are primarily childless couples and are likely to be repaying $1800 - $2399 per month on mortgage repayments. In general, people in Travancore work in a professional occupation. In 2011, 41.2% of the homes in Travancore were owner-occupied compared with 33.4% in 2016. Currently the median sales price of houses in the area is $2,000,000.

HOUSEHOLD STRUCTURE		HOUSEHOLD OCCUPANCY		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
Childless Couples	52.4	Owns Outright	15.3	0-15.6K	10.7	0-9	7.3
Couples with Children	28.5	Purchaser	18.1	15.6-33.8K	7.7	10-19	5.9
Single Parents	10.0	Renting	62.3	33.8-52K	10.5	20-29	37.8
Other	8.4	Other	0.3	52-78K	18.9	30-39	25.2
		Not Stated	2.9	78-130K	25.7	40-49	8.5
				130-182K	9.0	50-59	6.4
				182K+	8.9	60-69	6.0
						70-79	2.3
						80-89	1.0
						90-99	0.5

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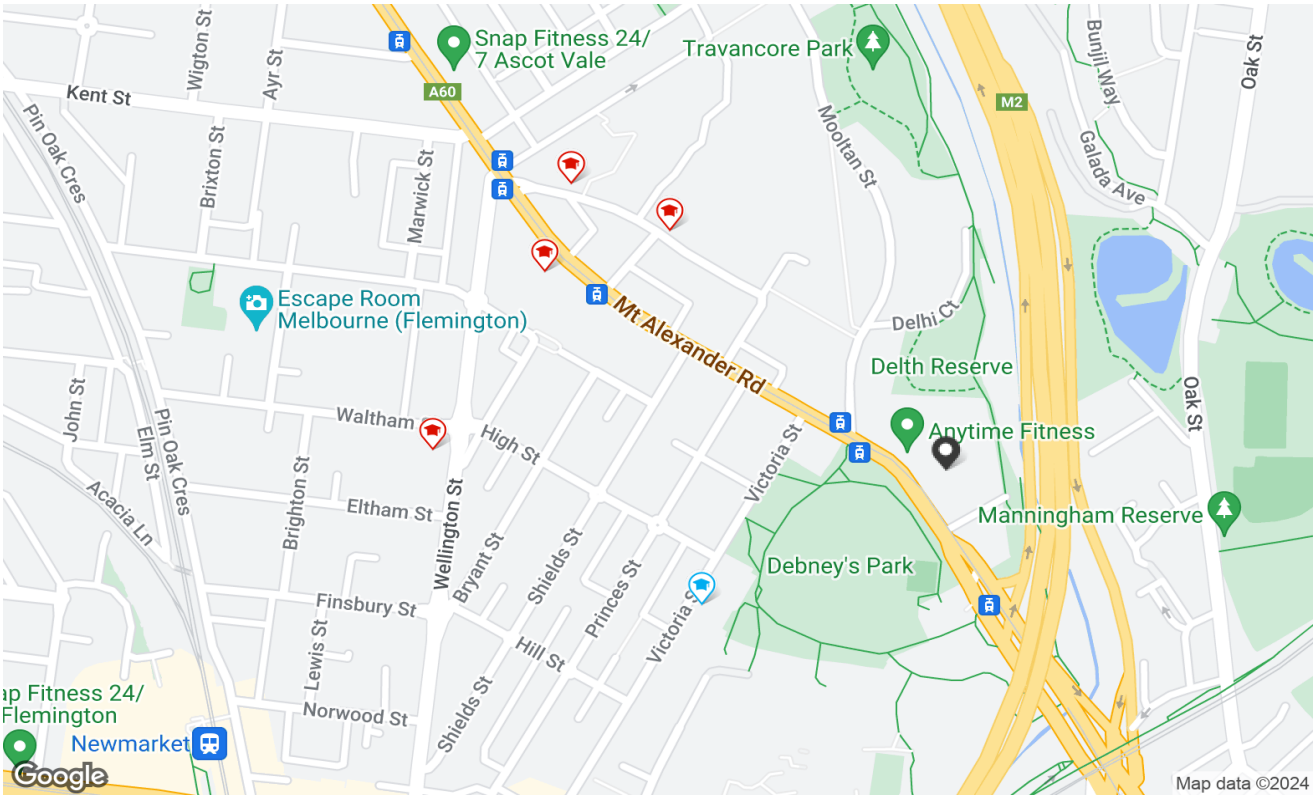
Local Schools



	SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
	Debney Meadows Primary School 220 Racecourse Road Flemington VIC 3031	0.31km	Primary	Mixed	Government	0-6
	Travancore School 28-68 Flemington Street Travancore VIC 3032	0.42km	Special	Mixed	Government	0-0
	Mount Alexander 7-12 College 167-175 Mt Alexander Road Flemington VIC 3031	0.51km	Secondary	Mixed	Government	7-12
	Flemington Primary School 100 Flemington Street Travancore VIC 3032	0.55km	Primary	Mixed	Government	0-6
	St Brendan's School	0.58km	Primary	Mixed	Non-Government	0-6

Property is within school catchment area Property is outside school catchment area

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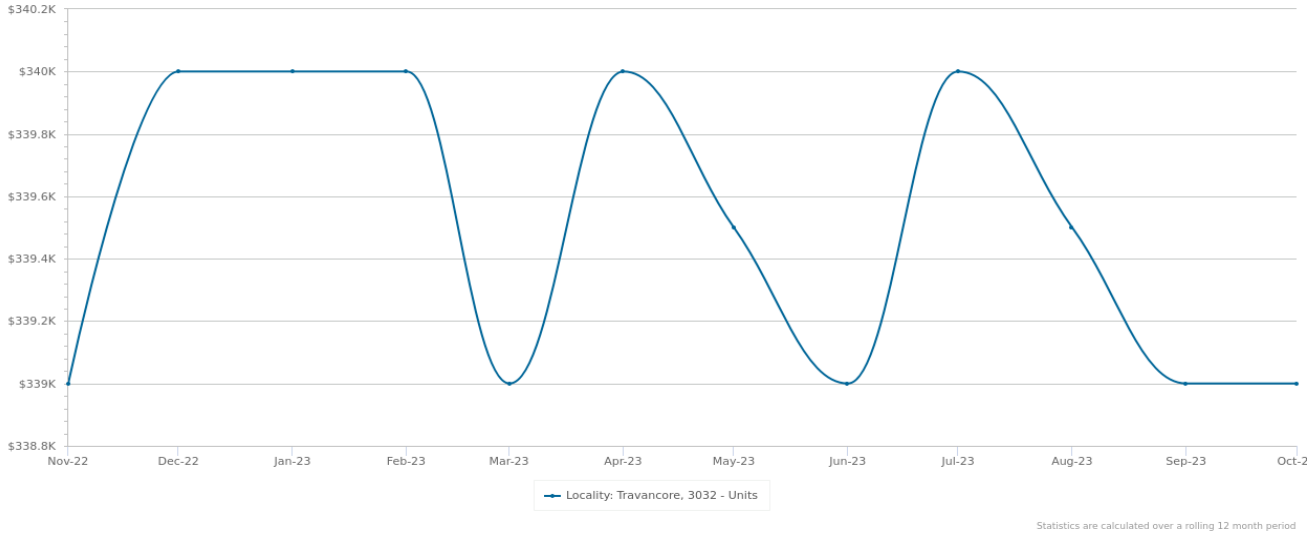
Recent Market Trends

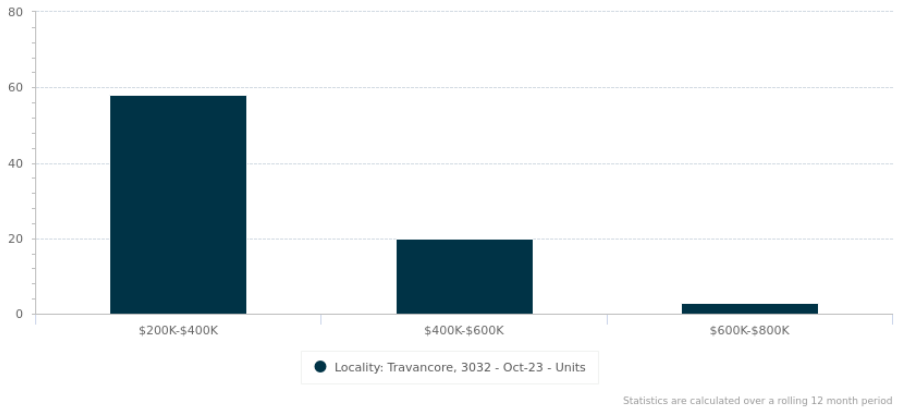
Median Sale Price - 12 months (Unit)



PERIOD	PROPERTIES SOLD	MEDIAN PRICE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
Oct 2023	3	$339,000	0.0%	37	32	$465
Sep 2023	10	$339,000	-0.1% ▼	35	31	$450
Aug 2023	8	$339,500	-0.1% ▼	33	32	$450
Jul 2023	10	$340,000	0.3% ▲	35	34	$435
Jun 2023	7	$339,000	-0.1% ▼	39	26	$420
May 2023	8	$339,500	-0.1% ▼	44	30	$417
Apr 2023	7	$340,000	0.3% ▲	43	30	$400
Mar 2023	5	$339,000	-0.3% ▼	40	29	$400
Feb 2023	7	$340,000	0.0%	33	28	$390
Jan 2023	6	$340,000	0.0%	34	28	$380
Dec 2022	5	$340,000	0.3% ▲	37	28	$367
Nov 2022	5	$339,000	-0.3% ▼	40	29	$360

Sales by Price - 12 months (Unit)

PRICE	NUMBER
<200K	0
$200K-$400K	58
$400K-$600K	20
$600K-$800K	3
800K-1M	0
1M-2M	0
>2M	0



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Summary

1107/18 MT ALEXANDER ROAD TRAVANCORE VIC 3032

Appraisal price range

$290,000 - $310,000

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