

A vintage-style yellow bicycle is parked on a paved surface against a white picket fence. The bicycle features a brown leather saddle, a rear rack, and a front wicker basket filled with pink flowers. The background shows a blurred residential street with trees and buildings.

RayWhite.

**Comparative
market
analysis**

3/39 UTAKARRA ROAD, RANGEWAY, WA 6530
PREPARED BY HENRY VANTIEL, RAY WHITE GERALDTON



Henmickhill Pty Ltd
3/39 Utakarra Road
Rangeway, WA, 6530

To whom it may concern

Please find following sales evidence I have used to appraise your property as of 30th June 2020

Best regards

Henry

Henry Vantiel
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Nearby Comparable For Sale Properties

There are 2 properties selected within the radius of 500.0m from the focus property. The lowest for sale price is \$199,000 and the highest for sale price is \$200,000 with a median sale price of \$199,500. Days listed ranges from 157 to 403 days with the average currently at 280 days for these selected properties.

<p>4/39 UTAKARRA RD, RANGEWAY 6530</p> 	<p>Property Type: Unit Area: 1,872 m² RPD: 4//S060725</p> <p>Features: BUILD YR: 2011, WALL TYPE: BRICK, ROOF TYPE: TILE</p>	<p>Distance from Property: 0m  3  2  1</p> <p>Current List Price: \$199,000 First List Price: \$199,000 Date Listed: 13/03/2020 Days Listed: 157 Days Listed Price Change:</p>
<p>38 UTAKARRA RD, RANGEWAY 6530</p> 	<p>Property Type: House Area: 1,004 m² RPD: 117//P013233</p> <p>Features: BUILD YR: 1985, WALL TYPE: BRICK, ROOF TYPE: TILE</p>	<p>Distance from Property: 80m  3  1  3</p> <p>Current List Price: Offers from \$199,000 First List Price: Offers from \$199,000 Date Listed: 11/07/2019 Days Listed: 403 Days Listed Price Change:</p>

Nearby Comparable Sold Properties

There are 5 sold properties selected within the radius of 500.0m from the focus property. The lowest sale price is \$150,000 and the highest sale price is \$180,000 with a median sale price of \$175,000. Days listed ranges from 24 to 83 days with the average currently at 54 days for these selected properties.

8 WANDOO ST, RANGEWAY, WA 6530

Distance from Property: 229m  3  1  2



Property Type: House
Area: 804 m²
Area \$/m²: \$187
RPD: P013074 84

Sale Price: **\$150,000 (Normal Sale)**
Sale Date: 21/04/2020 Days to Sell: **34 Days**
Last Price: \$160,000 Chg %: **-6.3%**
First Price: \$160,000 (Under Offer) Chg %: **-6.3%**

Features: BUILD YR: 1989, WALL TYPE: BRICK, ROOF TYPE: TILE

5 WEEKS CRT, RANGEWAY, WA 6530

Distance from Property: 159m  3  1  1



Property Type: House
Area: 918 m²
Area \$/m²: \$191
RPD: P013233 131

Sale Price: **\$175,000 (Normal Sale)**
Sale Date: 21/12/2019 Days to Sell: **N/A**
Last Price: Chg %:
First Price: Chg %:

Features: BUILD YR: 1986, WALL TYPE: BRICK, ROOF TYPE: TILE

20 TUART ST, RANGEWAY, WA 6530

Distance from Property: 371m  3  2  3



Property Type: House
Area: 800 m²
Area \$/m²: \$195
RPD: P013212 28

Sale Price: **\$156,000 (Normal Sale)**
Sale Date: 20/11/2019 Days to Sell: **83 Days**
Last Price: From \$159,000 Chg %: **-1.9%**
First Price: From \$170,000 Chg %: **-8.2%**

Features: BUILD YR: 1988, WALL TYPE: BRICK, ROOF TYPE: TILE

56 BLENCOWE RD, RANGEWAY, WA 6530

Distance from Property: 346m  4  2  2



Property Type: House
Area: 800 m² (175 m²)
Area \$/m²: \$225(\$1,029)
RPD: D051829 40

Sale Price: **\$180,000 (Normal Sale)**
Sale Date: 15/01/2020 Days to Sell: **74 Days**
Last Price: \$195,000 Chg %: **-7.7%**
First Price: \$199,000 Chg %: **-9.5%**

Features: BUILD YR: 2010, WALL TYPE: BRICK

6 BROADFIELD CL, UTAKARRA, WA 6530

Distance from Property: 615m  4  1  4



Property Type: House
Area: 800 m²
Area \$/m²: \$219
RPD: P011753 7

Sale Price: **\$175,000 (Normal Sale)**
Sale Date: 06/08/2019 Days to Sell: **24 Days**
Last Price: \$190,000 \$190,000 Chg %: **-7.9%**
First Price: \$190,000 \$190,000 Chg %: **-7.9%**

Features: BUILD YR: 1978, WALL TYPE: B/VEN, ROOF TYPE: TILE

Prepared on 17/08/2020 by Henry Vantiel, +61 429 995 121 at Ray White Geraldton. © Property Data Solutions Pty Ltd 2020 (pricefinder.com.au)

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3/39 UTAKARRA ROAD, RANGEWAY, WA 6530



Appraisal Price

This market analysis has been prepared on 17/08/2020 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:

\$155,000 to \$170,000

Contact your agent for further information:



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