



41 LUSTER CRESCENT TARNEIT VIC 3029

Prepared on 7th June 2022

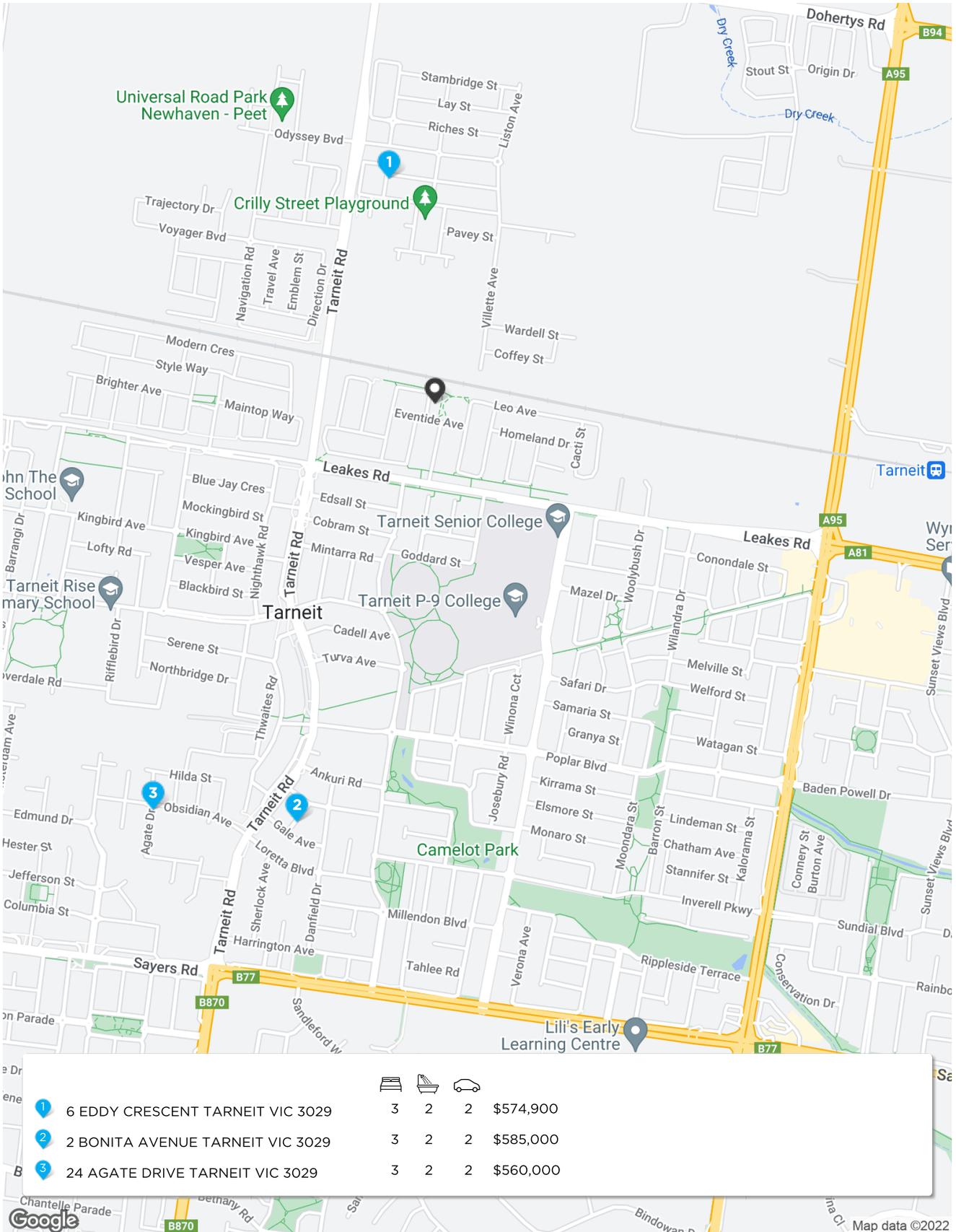
Paul Caine
LJ Hooker Point Cook/Werribee

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Comparables Map: Sales



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

Comparable Sales

1 6 EDDY CRESCENT TARNEIT VIC 3029 **Sold Price** **\$574,900**



🏠 3 🚿 2 🚗 2 📏 239m² 🏠 155m²
 Year Built 2022 DOM -
 Sold Date 16-Dec-21 Distance 0.71km
 First Listing -
 Last Listing -

2 2 BONITA AVENUE TARNEIT VIC 3029 **Sold Price** **\$585,000**



🏠 3 🚿 2 🚗 2 📏 268m² 🏠 164m²
 Year Built 2010 DOM 17
 Sold Date 04-Feb-22 Distance 1.39km
 First Listing Auction \$570,000 - \$600,000
 Last Listing Contact Agent!

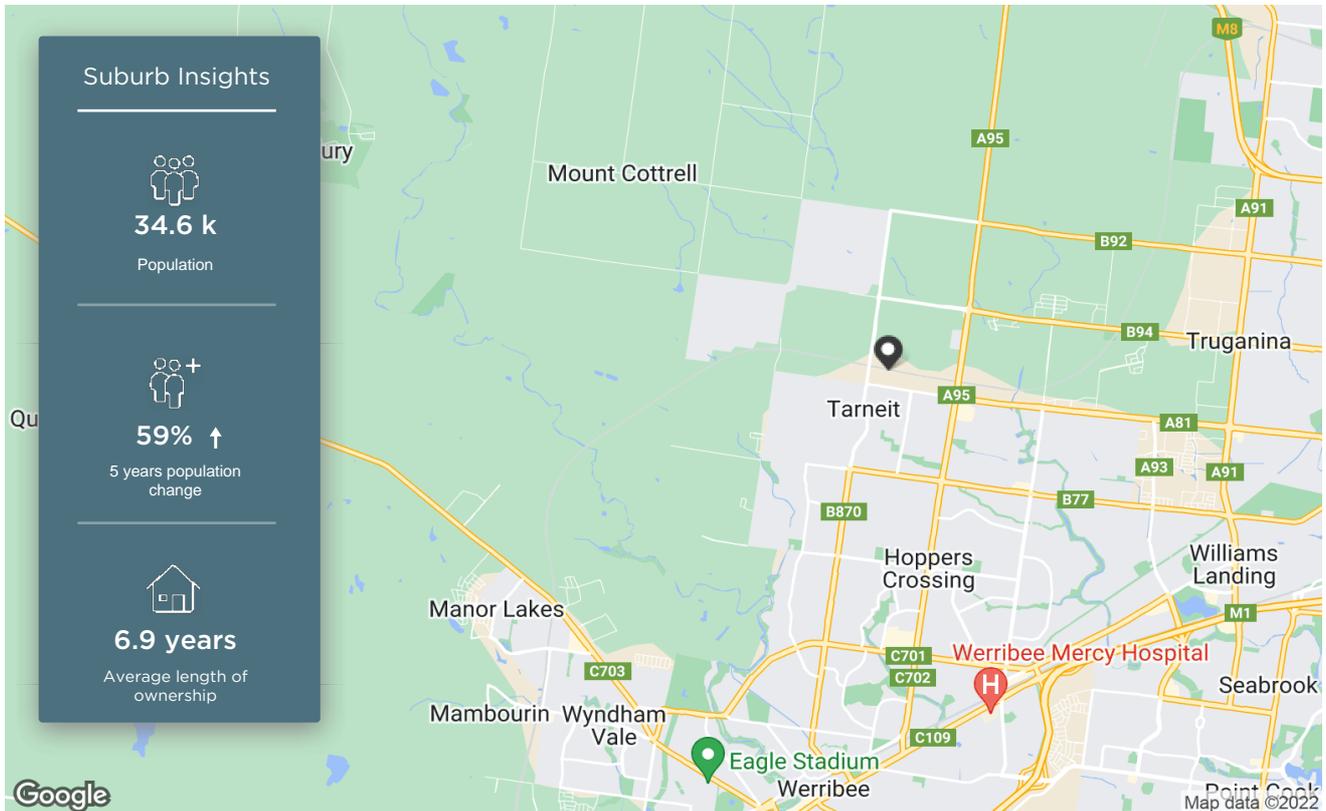
3 24 AGATE DRIVE TARNEIT VIC 3029 **Sold Price** **\$560,000**



🏠 3 🚿 2 🚗 2 📏 256m² 🏠 -
 Year Built 2016 DOM 17
 Sold Date 24-Feb-22 Distance 1.55km
 First Listing Contact Dhruv Arora on 0421 485 366
 Last Listing Contact Agent!

Tarneit

Demographic

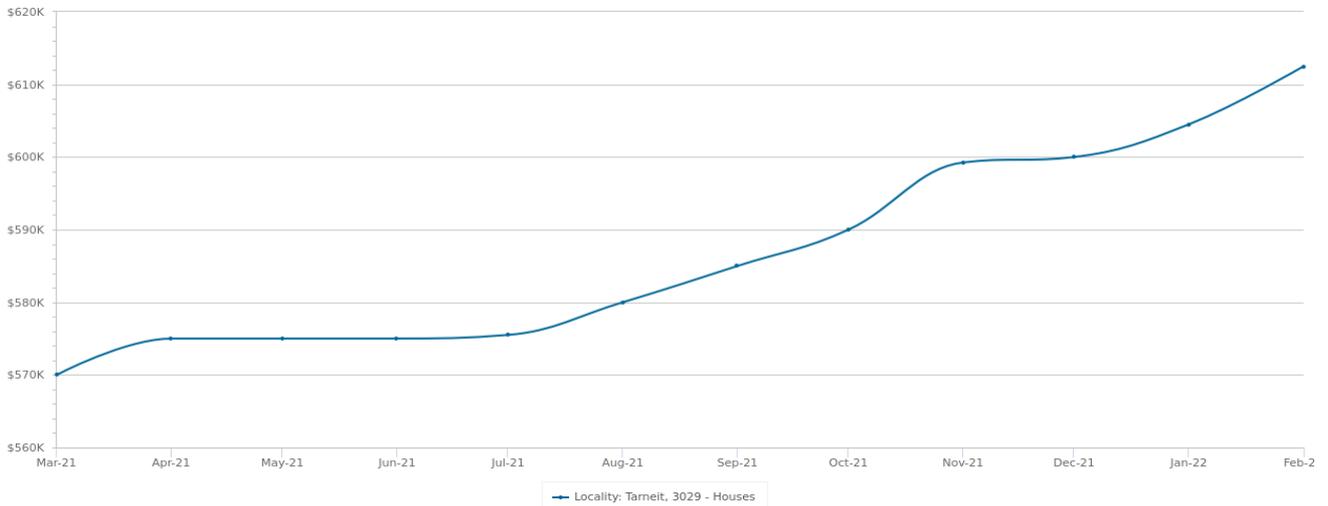


The size of Tarneit is approximately 38.2 square kilometres. It has 30 parks covering nearly 2% of total area. The population of Tarneit in 2011 was 21,690 people. By 2016 the population was 34,562 showing a population growth of 59.3% in the area during that time. The predominant age group in Tarneit is 30-39 years. Households in Tarneit are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Tarneit work in a professional occupation. In 2011, 69.4% of the homes in Tarneit were owner-occupied compared with 67.7% in 2016. Currently the median sales price of houses in the area is \$612,500.

HOUSEHOLD STRUCTURE		HOUSEHOLD OCCUPANCY		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
Childless Couples	23.1	Owns Outright	10.9	0-15.6K	2.5	0-9	22.4
Couples with Children	63.2	Purchaser	56.8	15.6-33.8K	5.9	10-19	12.9
Single Parents	12.7	Renting	29.1	33.8-52K	11.0	20-29	14.1
Other	1.1	Other	0.9	52-78K	18.7	30-39	24.6
		Not Stated	2.4	78-130K	32.5	40-49	12.6
				130-182K	13.9	50-59	7.0
				182K+	6.8	60-69	3.8
						70-79	1.9
						80-89	0.6
						90-99	0.0

Recent Market Trends

Median Sale Price - 12 months (House)

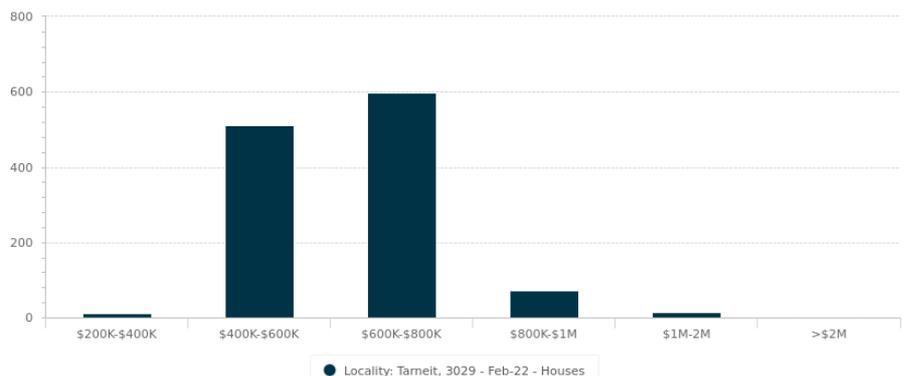


Statistics are calculated over a rolling 12 month period

PERIOD	PROPERTIES SOLD	MEDIAN PRICE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
Feb 2022	96	\$612,500	1.3% ▲	30	364	\$380
Jan 2022	76	\$604,500	0.8% ▲	32	335	\$380
Dec 2021	99	\$600,000	0.1% ▲	33	353	\$380
Nov 2021	138	\$599,250	1.6% ▲	34	464	\$380
Oct 2021	121	\$590,000	0.9% ▲	40	430	\$380
Sep 2021	107	\$585,000	0.9% ▲	44	413	\$380
Aug 2021	94	\$580,000	0.8% ▲	44	391	\$380
Jul 2021	68	\$575,500	0.1% ▲	46	397	\$380
Jun 2021	96	\$575,000	0.0%	47	433	\$380
May 2021	98	\$575,000	0.0%	48	419	\$380
Apr 2021	97	\$575,000	0.9% ▲	50	455	\$380
Mar 2021	119	\$570,000	0.0%	54	484	\$380

Sales by Price - 12 months (House)

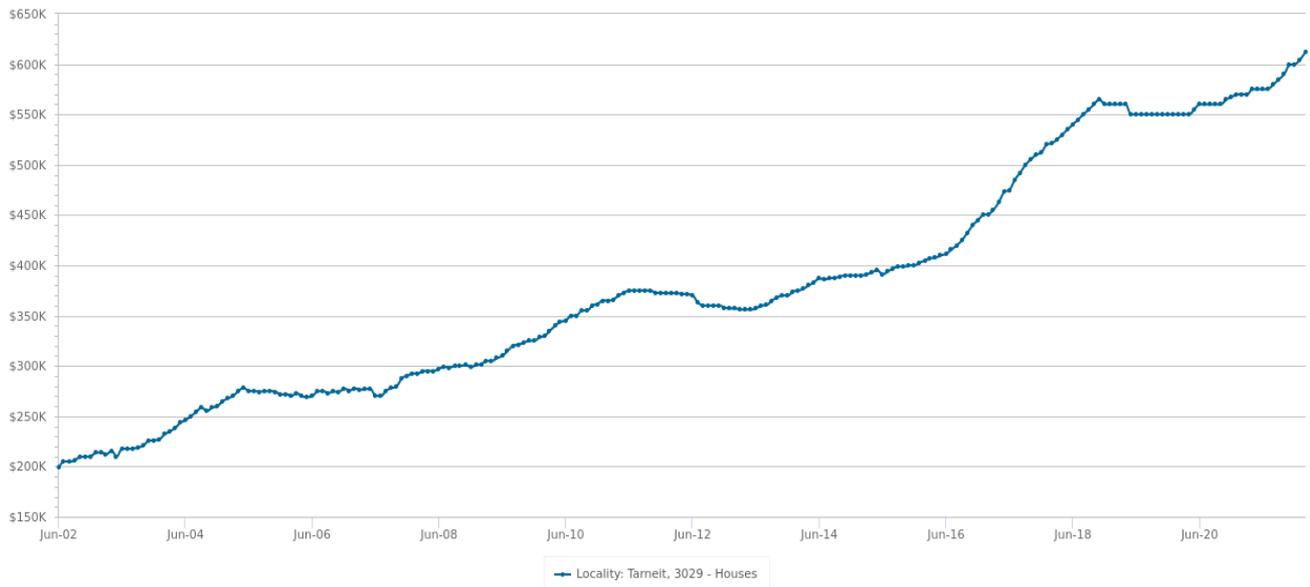
PRICE	NUMBER
<200K	0
\$200K-\$400K	12
\$400K-\$600K	511
\$600K-\$800K	598
\$800K-\$1M	73
\$1M-\$2M	13
>\$2M	2



Statistics are calculated over a rolling 12 month period

Long Term Market Trends

Median Sale Price - 20 years (House)



Statistics are calculated over a rolling 12 month period

PERIOD	PROPERTIES SOLD	MEDIAN PRICE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
2022	1209	\$612,500	7.5% ▲	30	1526	\$390
2021	769	\$570,000	3.6% ▲	54	1398	\$380
2020	726	\$550,000	-1.8% ▼	50	1203	\$390
2019	704	\$560,000	7.4% ▲	42	1258	\$390
2018	859	\$521,500	15.6% ▲	25	1384	\$380
2017	710	\$451,000	11.4% ▲	27	1251	\$360
2016	668	\$405,000	3.8% ▲	29	1466	\$340
2015	465	\$390,000	4.0% ▲	34	908	\$320
2014	427	\$375,000	5.0% ▲	35	896	\$320
2013	390	\$357,250	-4.0% ▼	48	844	\$300
2012	368	\$372,250	2.0% ▲	58	786	\$300
2011	379	\$365,000	10.6% ▲	39	586	\$300
2010	401	\$330,000	9.3% ▲	31	483	\$290
2009	324	\$301,900	3.2% ▲	47	419	\$300
2008	283	\$292,500	5.3% ▲	54	350	\$265
2007	154	\$277,742	2.9% ▲	53	197	\$250
2006	172	\$269,950	0.8% ▲	51	141	\$240
2005	170	\$267,750	15.4% ▲	35	50	-
2004	124	\$232,000	8.4% ▲	-	15	-
2003	117	\$213,990	13.8% ▲	-	6	-

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