



41 LUSTER CRESCENT TARNEIT VIC 3029

Prepared on 7th June 2022

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LJ Hooker Point Cook/Werribee

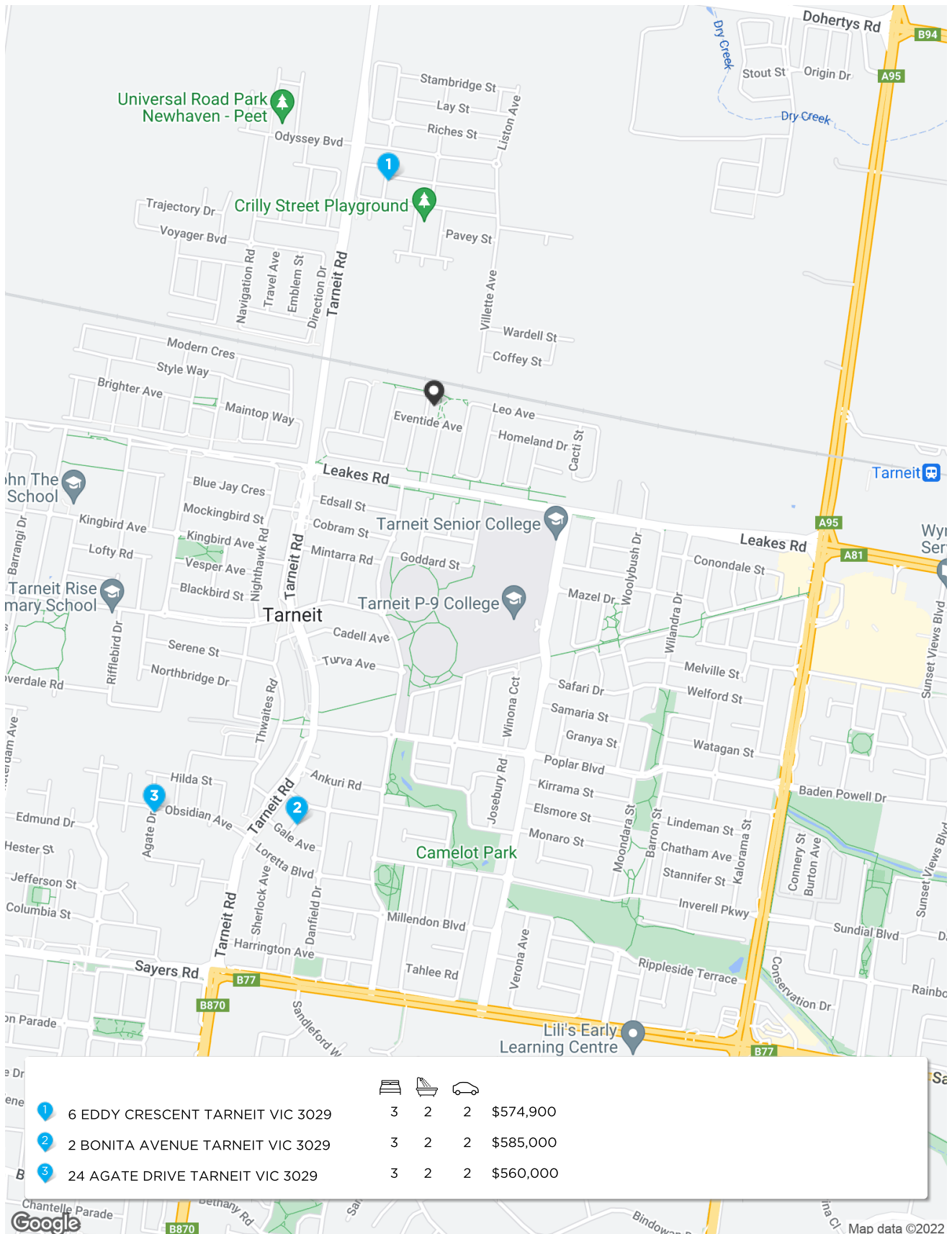
211-212/4 Main Street

Point Cook

m: 0421 551 051

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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








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

Sold Price \$574,900

2 2 BONITA AVENUE TARNEIT VIC 3029








 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!

Sold Price \$585,000

3 24 AGATE DRIVE TARNEIT VIC 3029

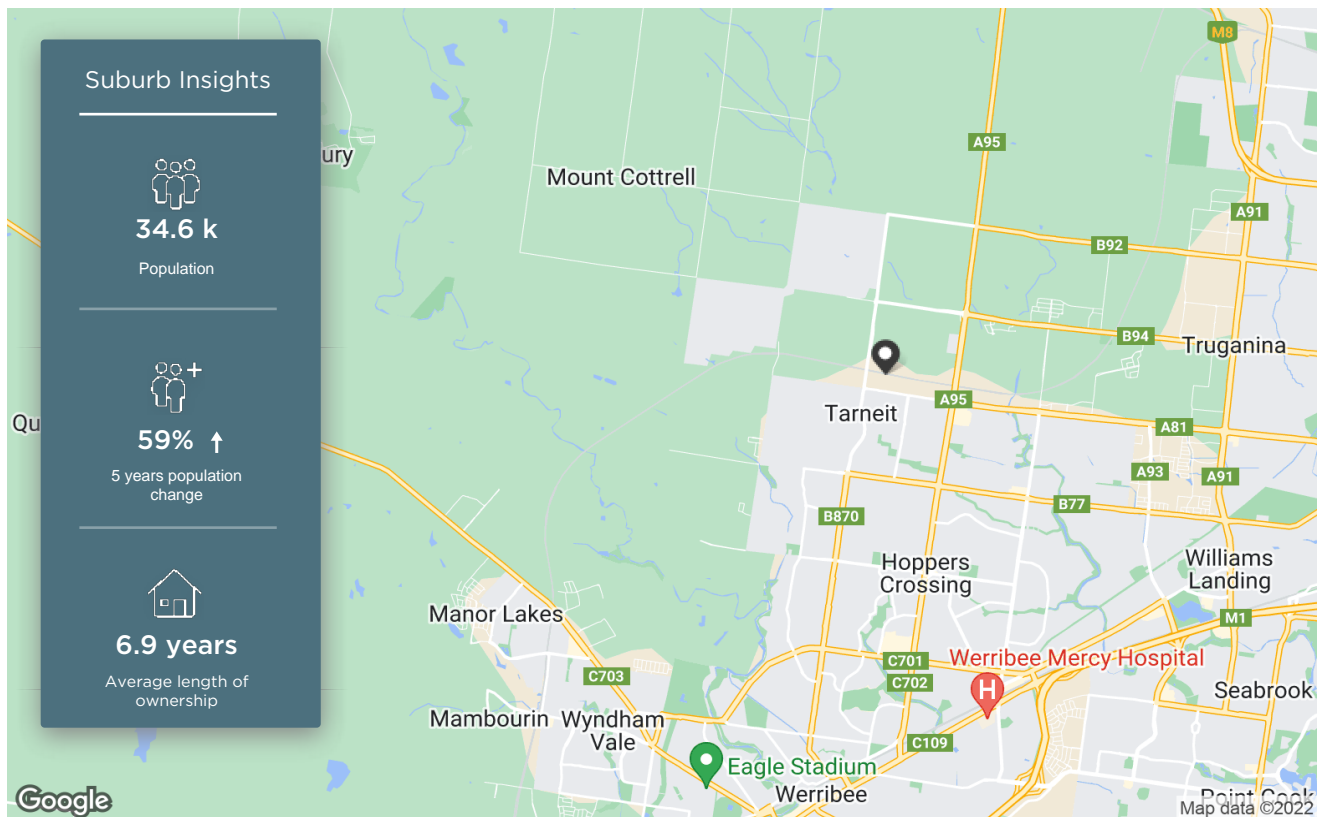


 3  2  2  256m²  -
 Year Built 2016 DOM 17
 Sold Date 24-Feb-22 Distance 1.55km
 First Listing Contact Dhruv Arora on 0421 485 366
 Last Listing Contact Agent!

Sold Price \$560,000

Tarneit

Demographic

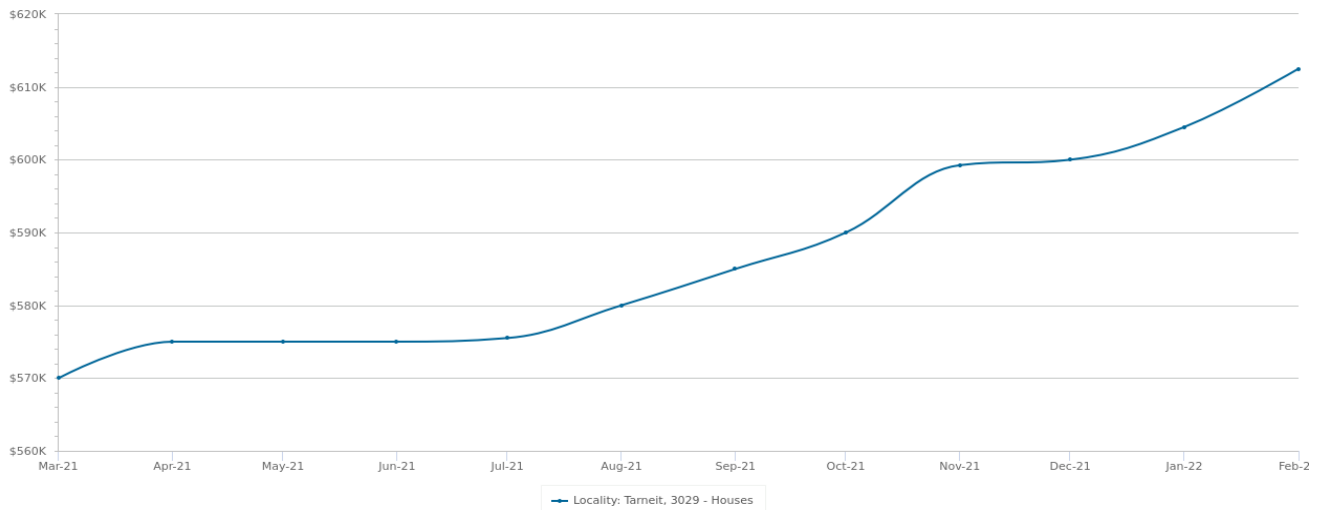


The size of Tarneit is approximately 38.2 square kilometres. It has 30 parks covering nearly 2% of total area. The population of Tarneit in 2011 was 21,690 people. By 2016 the population was 34,562 showing a population growth of 59.3% in the area during that time. The predominant age group in Tarneit 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

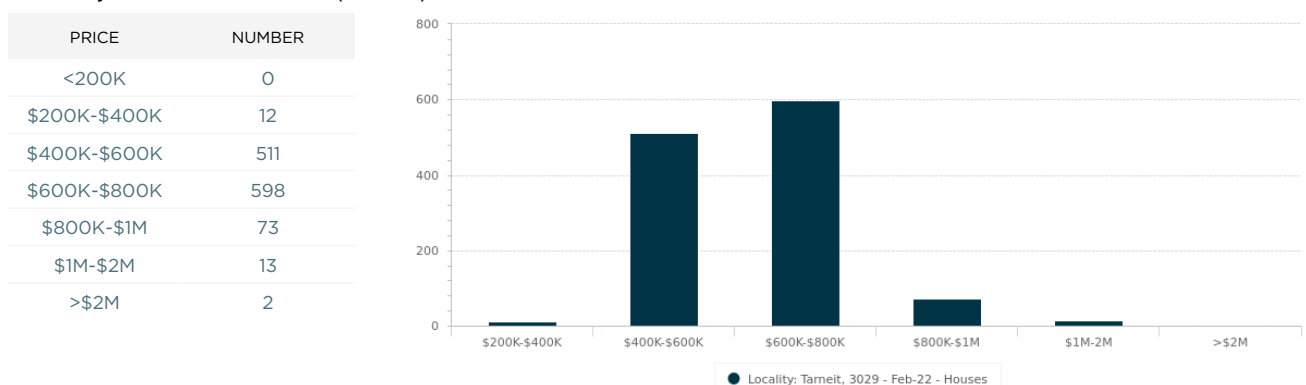
Median Sale Price - 12 months (House)



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

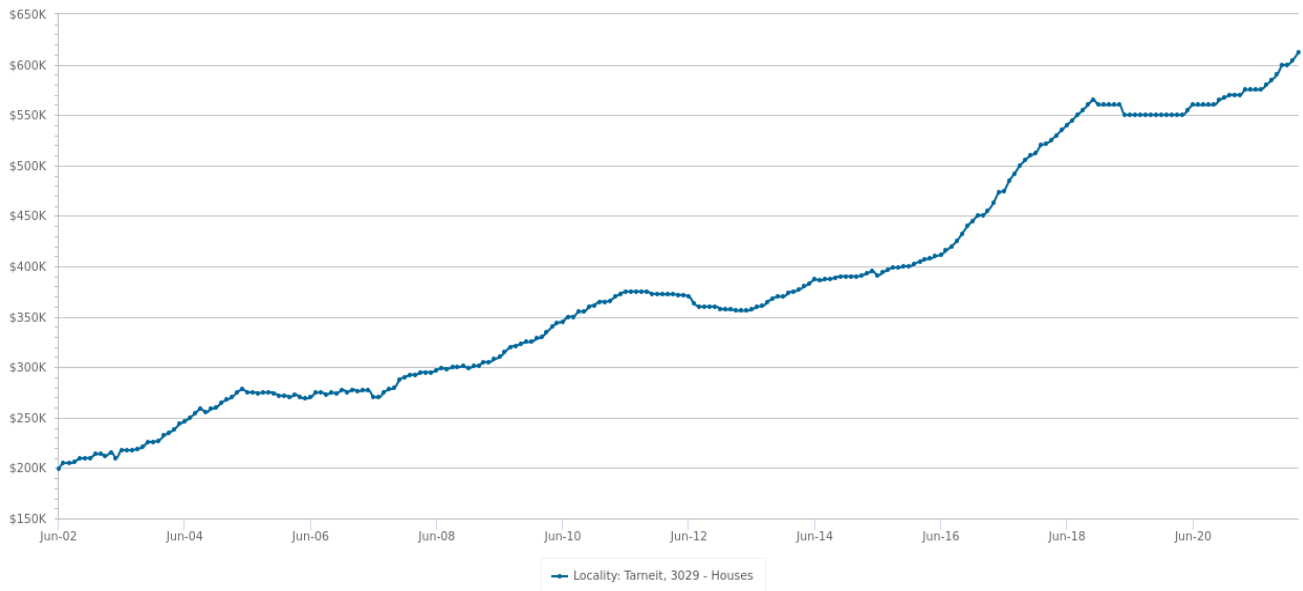
Sales by Price - 12 months (House)



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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