

Comparable Sales Report

Prepared on 26th June 2019

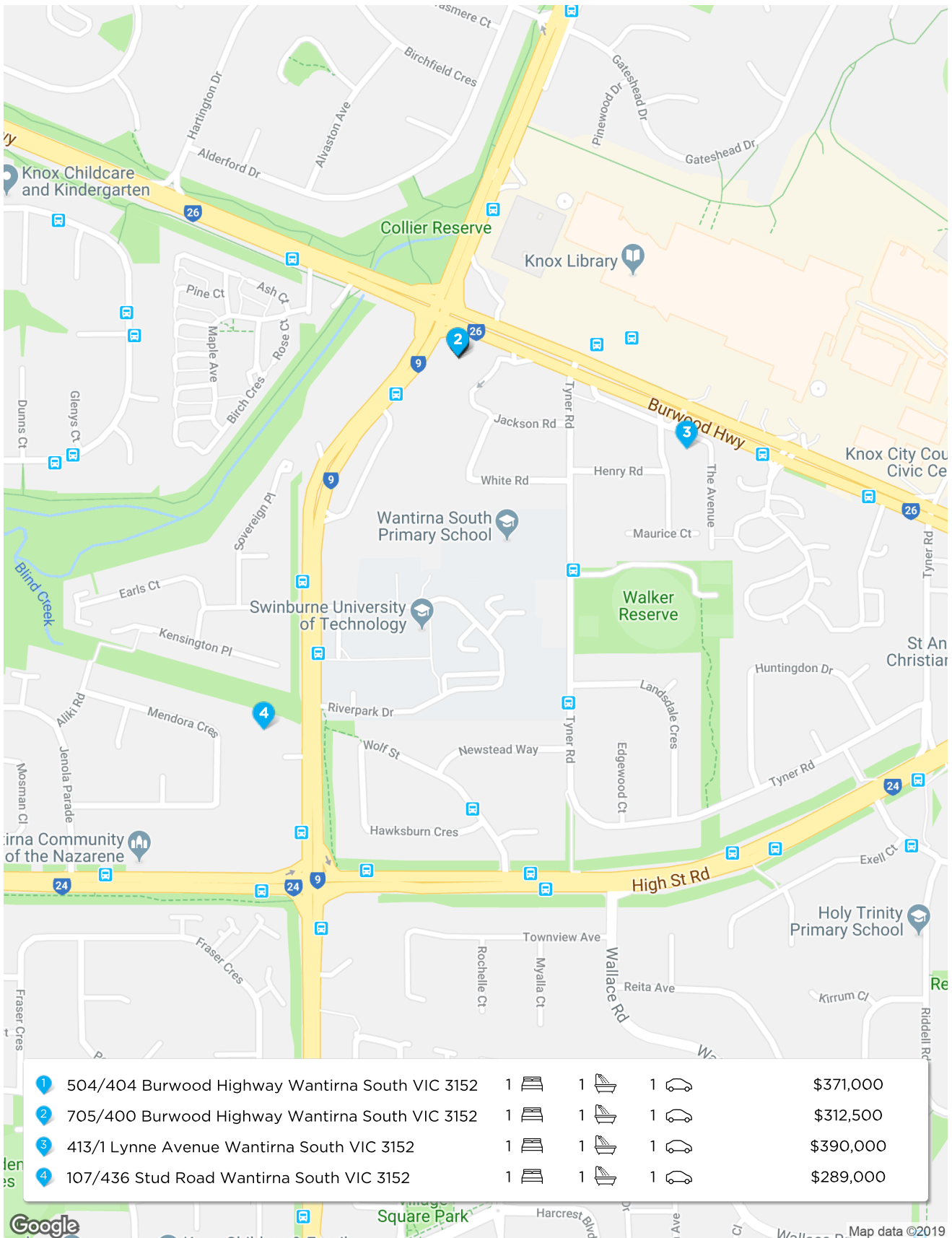


610A/400 Burwood Hwy, Wantirna South

Dinesh Raghu

m: 0431 131 157

Comparables Map: Sales



Comparable Sales



504/404 Burwood Highway Wantirna South VIC 3152

Sold Price ^{RS} \$371,000

🛏 1 🚿 1 🚗 1 📏 4,538m² 🏠 49m²

Sold Date 27-May-19 Price Change ▼ -7% Year Built 2017
 DOM 76 First Listing \$399,000
 Distance - Last Listing \$399,000



705/400 Burwood Highway Wantirna South VIC 3152

Sold Price \$312,500

🛏 1 🚿 1 🚗 1 📏 - 🏠 42m²

Sold Date 10-Apr-19 Price Change - Year Built 2015
 DOM 45 First Listing -
 Distance - Last Listing \$380,000

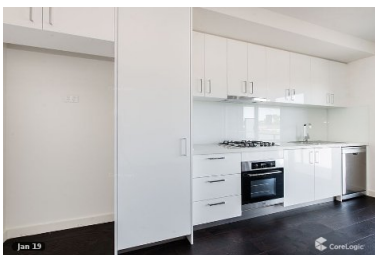


413/1 Lynne Avenue Wantirna South VIC 3152

Sold Price \$390,000

🛏 1 🚿 1 🚗 1 📏 3,010m² 🏠 54m²

Sold Date 15-Feb-19 Price Change - Year Built 2018
 DOM - First Listing -
 Distance 0.39km Last Listing -



107/436 Stud Road Wantirna South VIC 3152

Sold Price ^{RS} \$289,000

🛏 1 🚿 1 🚗 1 📏 - 🏠 51m²

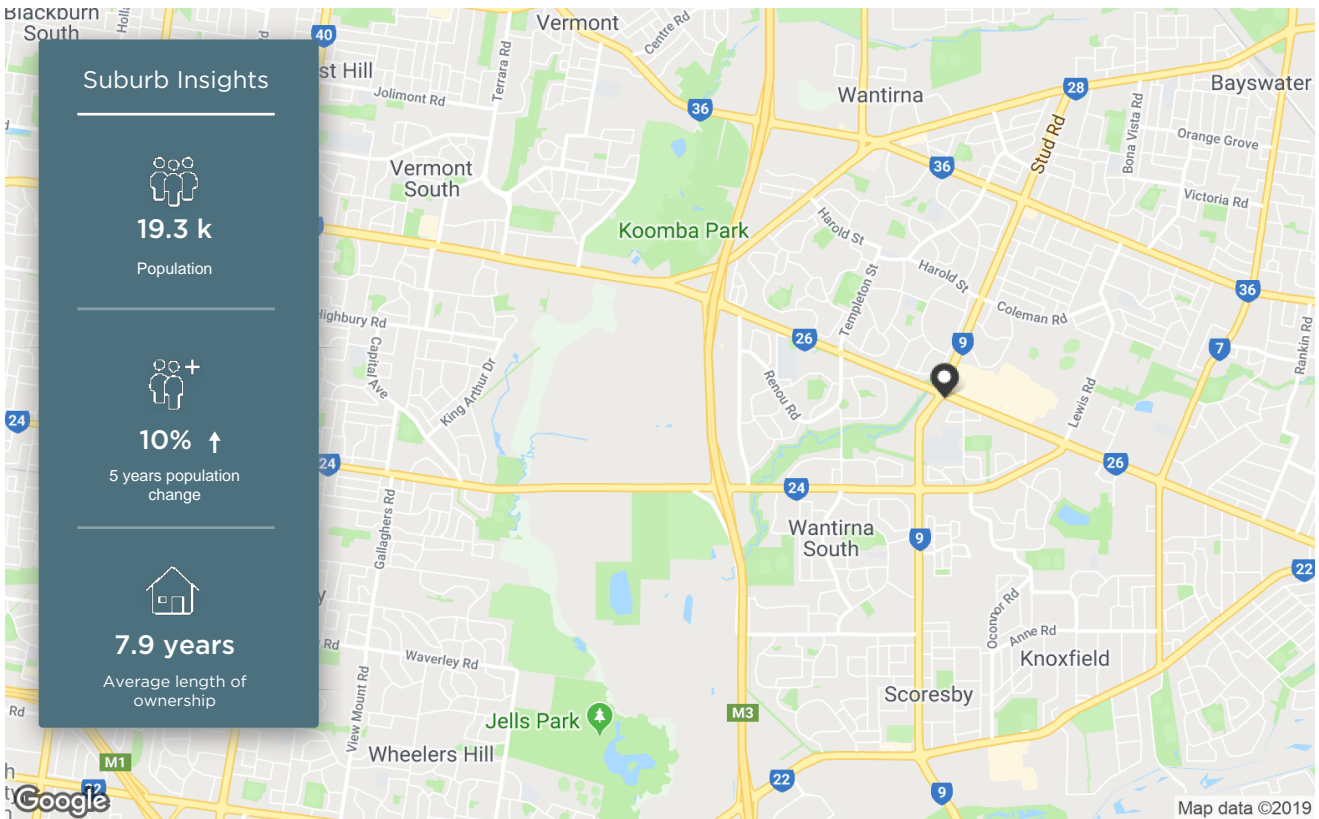
Sold Date 03-May-19 Price Change - Year Built 2013
 DOM 116 First Listing -
 Distance 0.66km Last Listing \$289,000



DOM = Days on market RS = Recent sale UN = Undisclosed Sale

Wantirna South

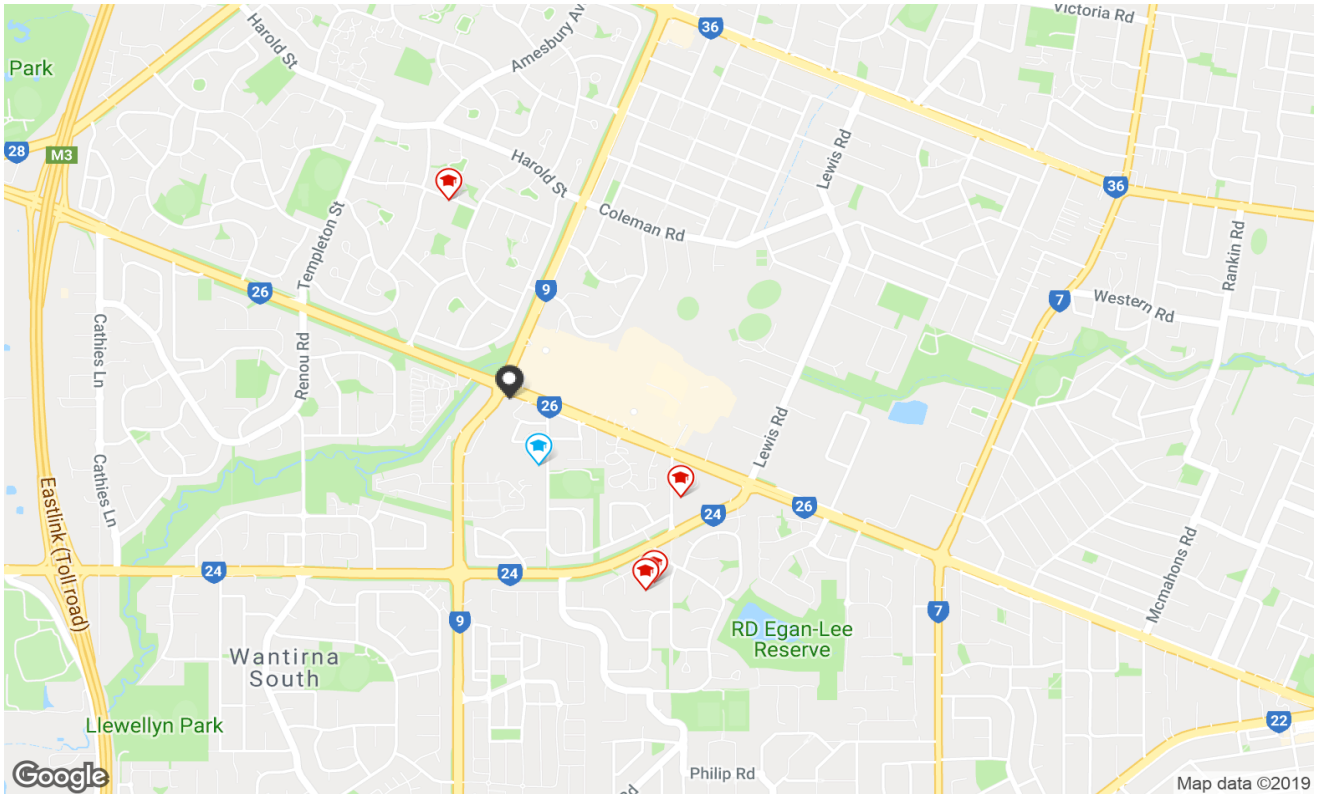
Demographic



The size of Wantirna South is approximately 14.1 square kilometres. It has 33 parks covering nearly 12.9% of total area. The population of Wantirna South in 2011 was 17,477 people. By 2016 the population was 19,288 showing a population growth of 10.4% in the area during that time. The predominant age group in Wantirna South is 50-59 years. Households in Wantirna South are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Wantirna South work in a professional occupation. In 2011, 79.4% of the homes in Wantirna South were owner-occupied compared with 75.3% in 2016. Currently the median sales price of houses in the area is \$937,500.

HOUSEHOLD STRUCTURE		HOUSEHOLD OCCUPANCY		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
Childless Couples	33.3	Owns Outright	38.4	0-15.6K	3.8	0-9	9.8
Couples with Children	52.7	Purchaser	36.9	15.6-33.8K	11.6	10-19	12.2
Single Parents	12.6	Renting	18.4	33.8-52K	12.5	20-29	14.1
Other	1.3	Other	3.8	52-78K	14.2	30-39	11.6
		Not Stated	2.6	78-130K	21.6	40-49	12.3
				130-182K	12.8	50-59	14.5
				182K+	13.3	60-69	12.4
						70-79	6.6
						80-89	5.0
						90-99	1.6

Local Schools



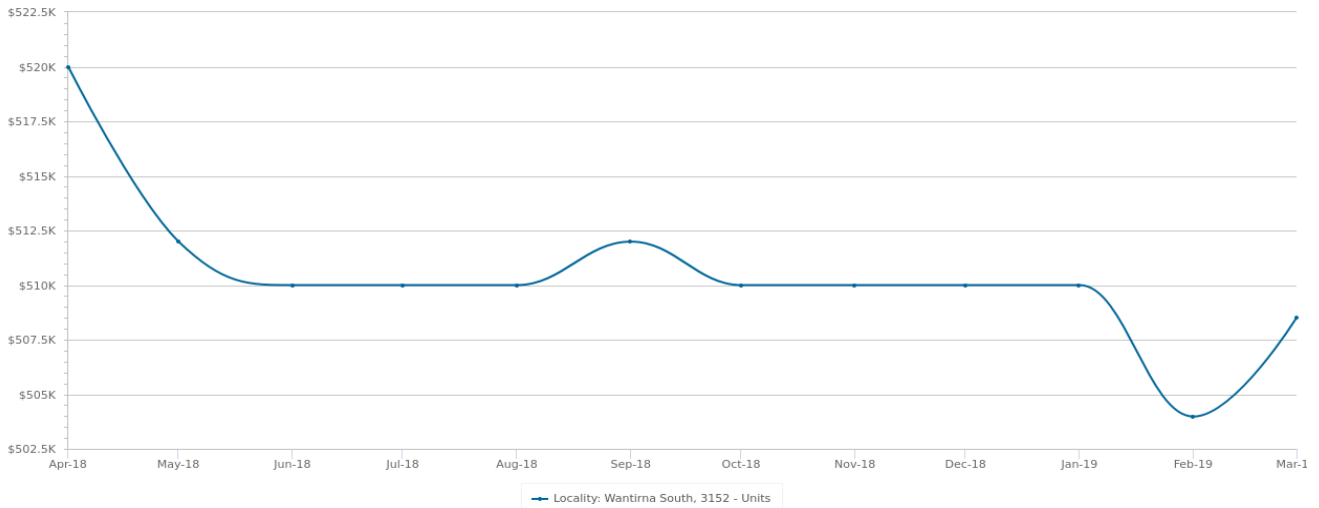
	SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
	Wantirna South Primary School Tyner Road Wantirna South VIC 3152	0.36km	Primary	Mixed	Government	0-6
	St Andrews Christian College 130 Tyner Road Wantirna South VIC 3152	0.93km	Combined	Mixed	Non-Government	0-12
	Templeton Primary School 1 Crestdale Road Wantirna VIC 3152	0.99km	Primary	Mixed	Government	0-6
	Holy Trinity School 10 Riddell Road Wantirna South VIC 3152	1.12km	Primary	Mixed	Non-Government	0-6
	St Mary's College for the Deaf 10 Riddell Road Wantirna South VIC 3152	1.12km	Special	Mixed	Non-Government	0-0

Property is within school catchment area

Property is outside school catchment area

Recent Market Trends

Median Sale Price - 12 months (Unit)

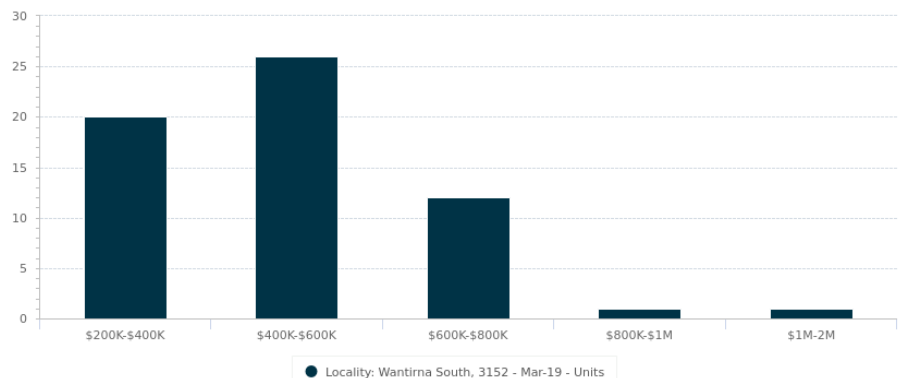


Statistics are calculated over a rolling 12 month period

PERIOD	PROPERTIES SOLD	MEDIAN PRICE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
Mar 2019	7	\$508,500	0.9% ▲	38	54	\$440
Feb 2019	3	\$503,980	-1.2% ▼	35	50	\$440
Jan 2019	2	\$510,000	0.0%	31	44	\$440
Dec 2018	2	\$510,000	0.0%	31	43	\$440
Nov 2018	3	\$510,000	0.0%	35	48	\$440
Oct 2018	8	\$510,000	-0.4% ▼	35	51	\$435
Sep 2018	6	\$511,990	0.4% ▲	31	48	\$432
Aug 2018	4	\$510,000	0.0%	26	51	\$430
Jul 2018	7	\$510,000	0.0%	26	49	\$435
Jun 2018	7	\$510,000	-0.4% ▼	26	51	\$420
May 2018	7	\$511,990	-1.5% ▼	26	47	\$435
Apr 2018	8	\$520,000	0.0%	28	31	\$440

Sales by Price - 12 months (Unit)

PRICE	NUMBER
<200K	0
\$200K-\$400K	20
\$400K-\$600K	26
\$600K-\$800K	12
\$800K-\$1M	1
\$1M-\$2M	1
>2M	0



Statistics are calculated over a rolling 12 month period

Long Term Market Trends

Median Sale Price - 20 years (Unit)



Statistics are calculated over a rolling 12 month period

PERIOD	PROPERTIES SOLD	MEDIAN PRICE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
2019	64	\$508,500	-2.2% ▼	38	122	\$440
2018	123	\$520,000	13.0% ▲	29	95	\$435
2017	73	\$460,000	-8.4% ▼	40	53	\$400
2016	126	\$501,990	1.4% ▲	51	43	\$385
2015	97	\$495,000	16.5% ▲	30	33	\$380
2014	105	\$425,000	-1.2% ▼	14	27	\$370
2013	63	\$430,000	2.4% ▲	32	21	\$370
2012	43	\$420,000	5.0% ▲	34	18	\$360
2011	41	\$400,000	-1.2% ▼	18	20	\$350
2010	37	\$405,000	26.6% ▲	13	10	\$345
2009	32	\$320,000	-7.5% ▼	-	10	\$317
2008	55	\$346,000	10.2% ▲	19	16	\$300
2007	43	\$314,000	16.3% ▲	21	11	\$280
2006	22	\$270,000	-5.3% ▼	-	9	-
2005	31	\$285,000	11.8% ▲	31	8	-
2004	31	\$255,000	-1.2% ▼	-	7	-
2003	39	\$258,000	9.7% ▲	-	1	-
2002	42	\$235,250	28.2% ▲	-	-	-
2001	32	\$183,500	31.1% ▲	-	1	-
2000	35	\$140,000	-2.8% ▼	-	-	-

Summary

610A/400 Burwood Hwy, Wantirna South



Appraisal price range
\$330,000 - \$360,000

Directors Use Mid-Point Valuation of \$345,000 as at 30 June 2019.

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