

# AREA SPECIALIST

## **COMPARATIVE MARKET ANALYSIS**

400 BURWOOD HIGHWAY, WANTIRNA SOUTH, VIC 3152

PREPARED BY DEE KAWSAR, AREA SPECIALIST, PHONE: 0423 215 815

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Anh Soares  
610A/400 Burwood Highway  
Wantirna South, VIC, 3152

12th July 2023

Dear Anh,

Thank you for the opportunity to appraise your property at 610A/400 Burwood Hwy,  
Wantirna VIC 3152

Careful consideration has been taken to provide you with an appraisal for your property in  
today's market conditions.

To establish a market value, I have carefully considered the premises, size, and location,  
along with current market conditions and similar properties recently sold or currently on the  
market.

Should you have any questions relating to the information contained within this appraisal,  
please do not hesitate to contact me at the details below.

If I can be of any further assistance, please do not hesitate to contact me at the details  
below. I look forward to working with you to achieve your real estate goals.

Yours Sincerely,  
Dee Kawsar

Dee Kawsar  
Area Specialist  
Phone: 0423 215 815  
Office Phone: 03 70024194  
Email: [dkawsar@areaspecialist.com.au](mailto:dkawsar@areaspecialist.com.au)

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## 400 BURWOOD HIGHWAY, WANTIRNA SOUTH, VIC 3152



### Owner Details

Owner Name(s): THE PROPRIETORS

Owner Address: N/A

Phone(s):

Owner Type:

Owner Occupied

### Property Details

Property Type: Unit - N/A

RPD: 610A//PS721487 (11590266)

Land Use: STRATA UNIT OR FLAT

Zoning

Council: KNOX CITY

Features:

 1  -  -

Area: 4,538 m<sup>2</sup>

Area \$/m<sup>2</sup>: \$80

Water/Sewerage:

Property ID: 27268891 /

UBD Ref: UBD Ref: 289 G16

### Sales History

Sale Amount: Sale Date: Vendor:

\$ 365,000 17/03/2013 DEAL CORPORATION (KNOX) PTY LTD

Area:

0 m<sup>2</sup>

Sale Type:

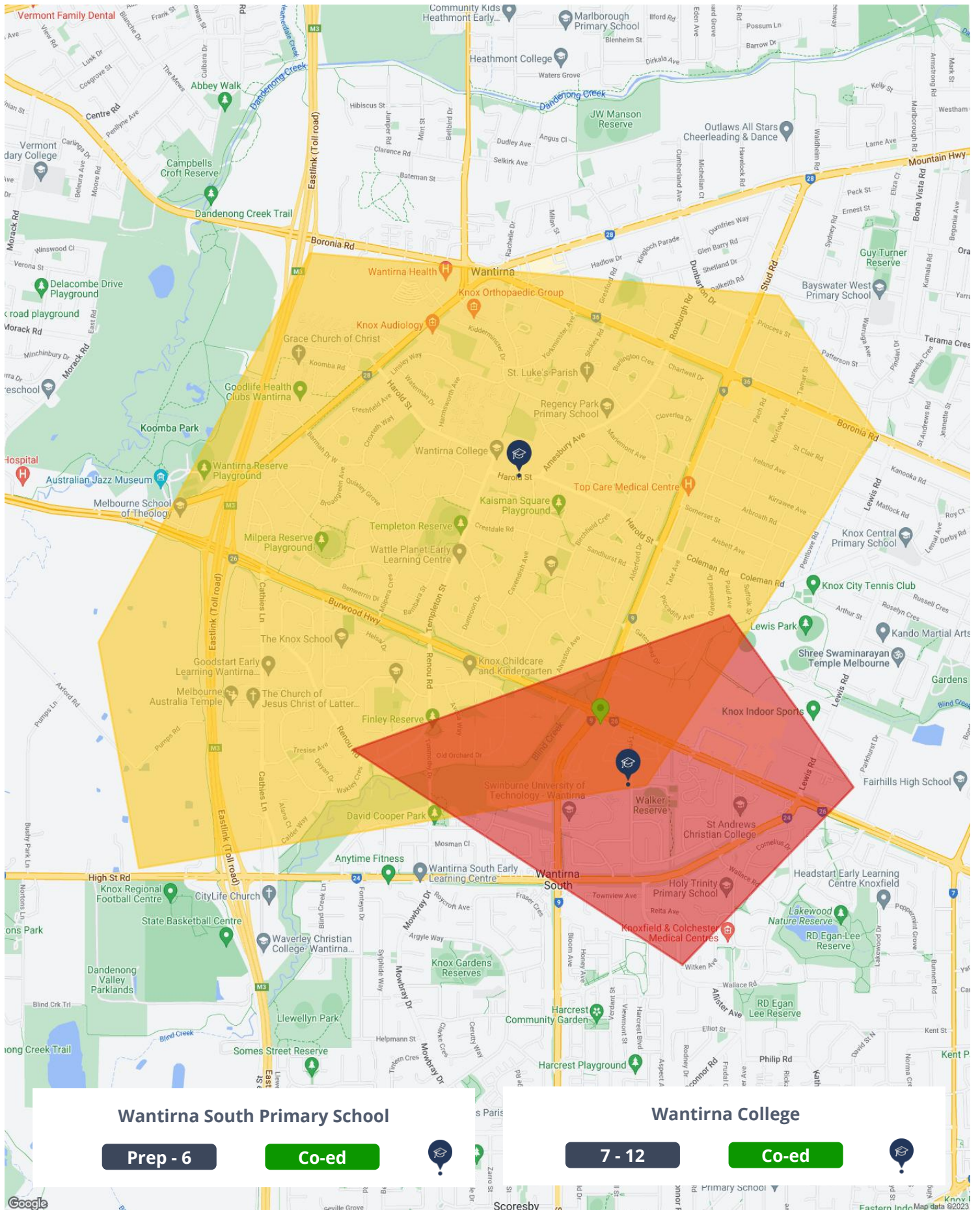
Normal Sale

Related:

No

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## School Catchment Areas



Wantirna South Primary School

Prep - 6

Co-ed



Wantirna College

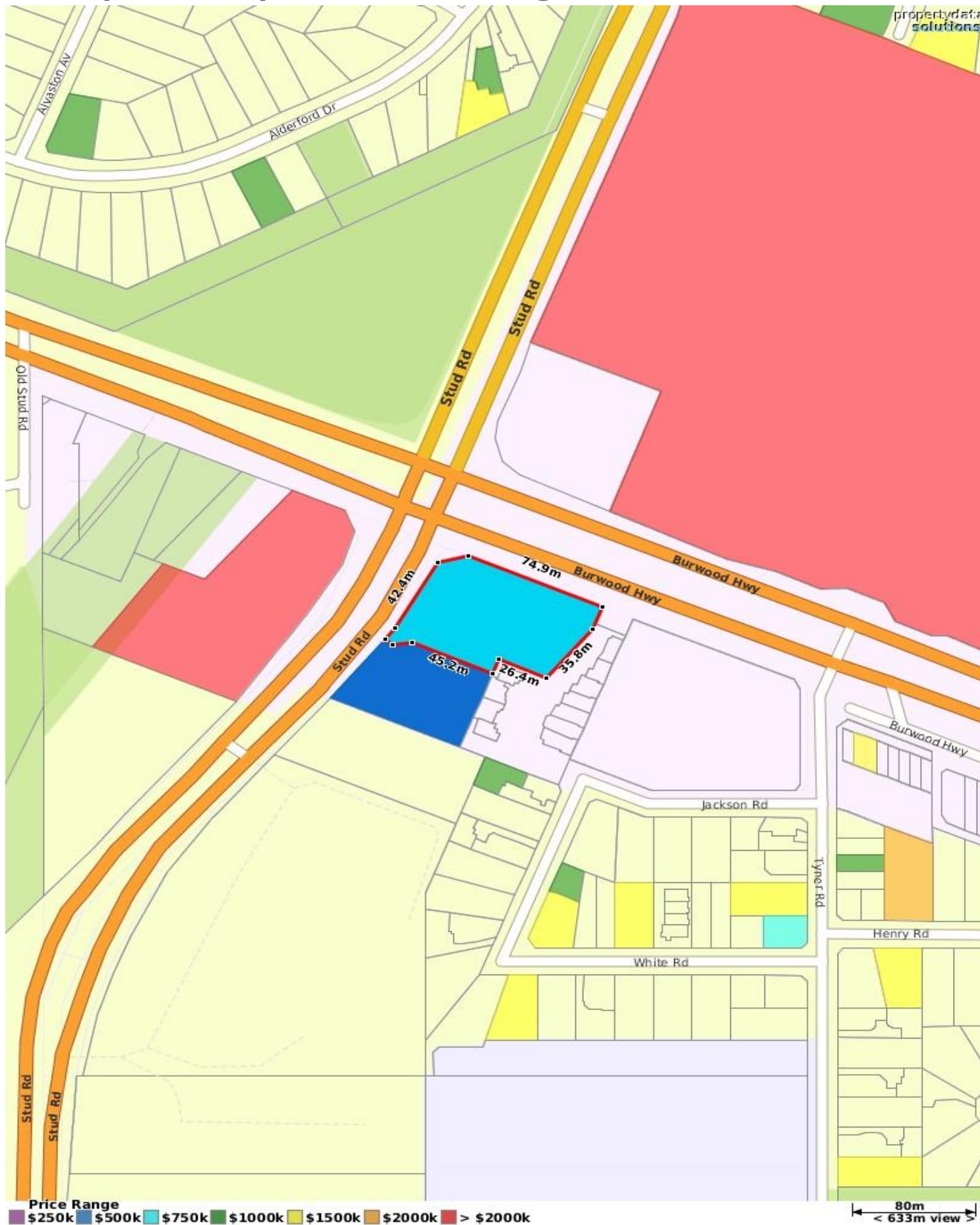
7 - 12

Co-ed



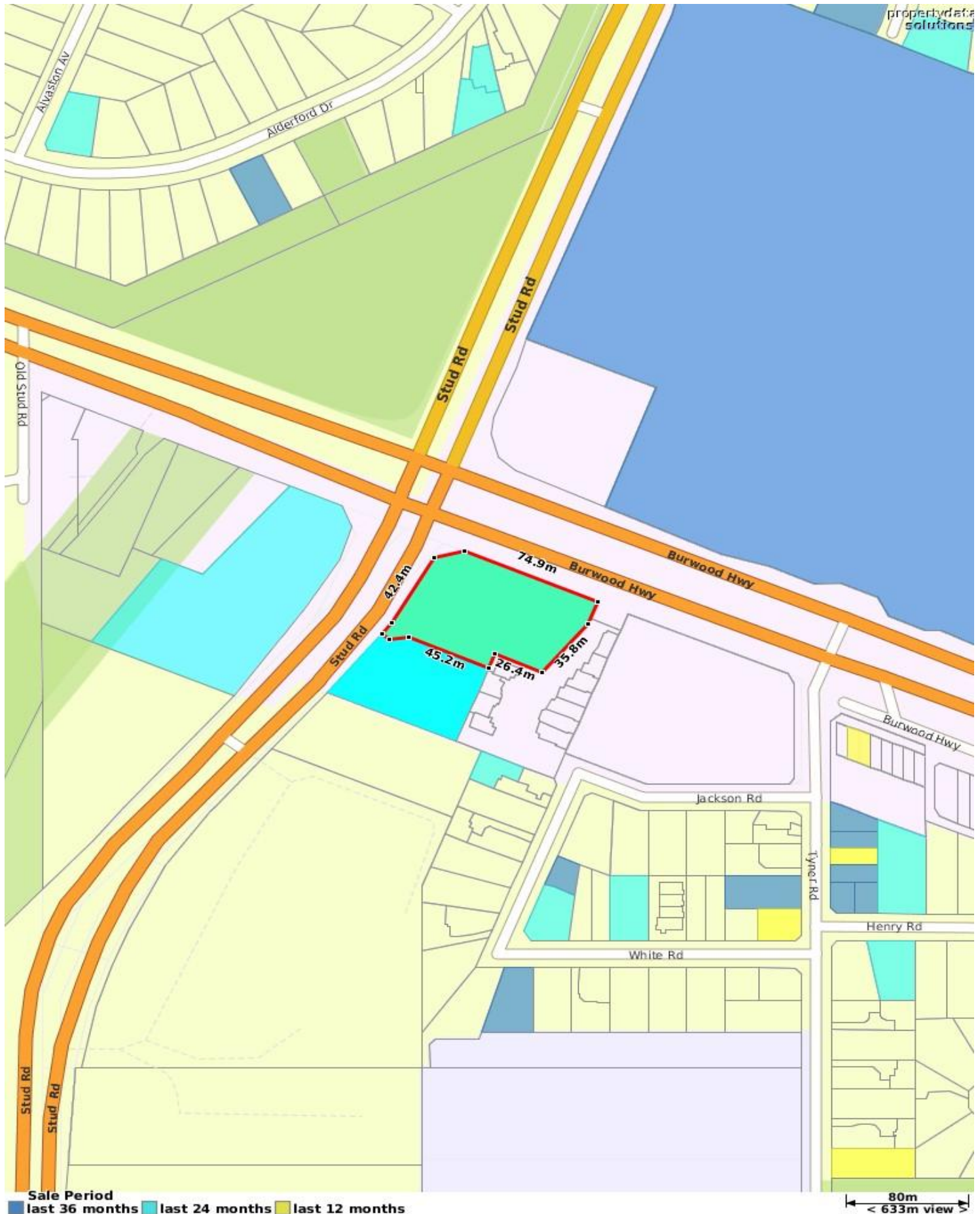
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## Nearby Sold Properties (Price Range)



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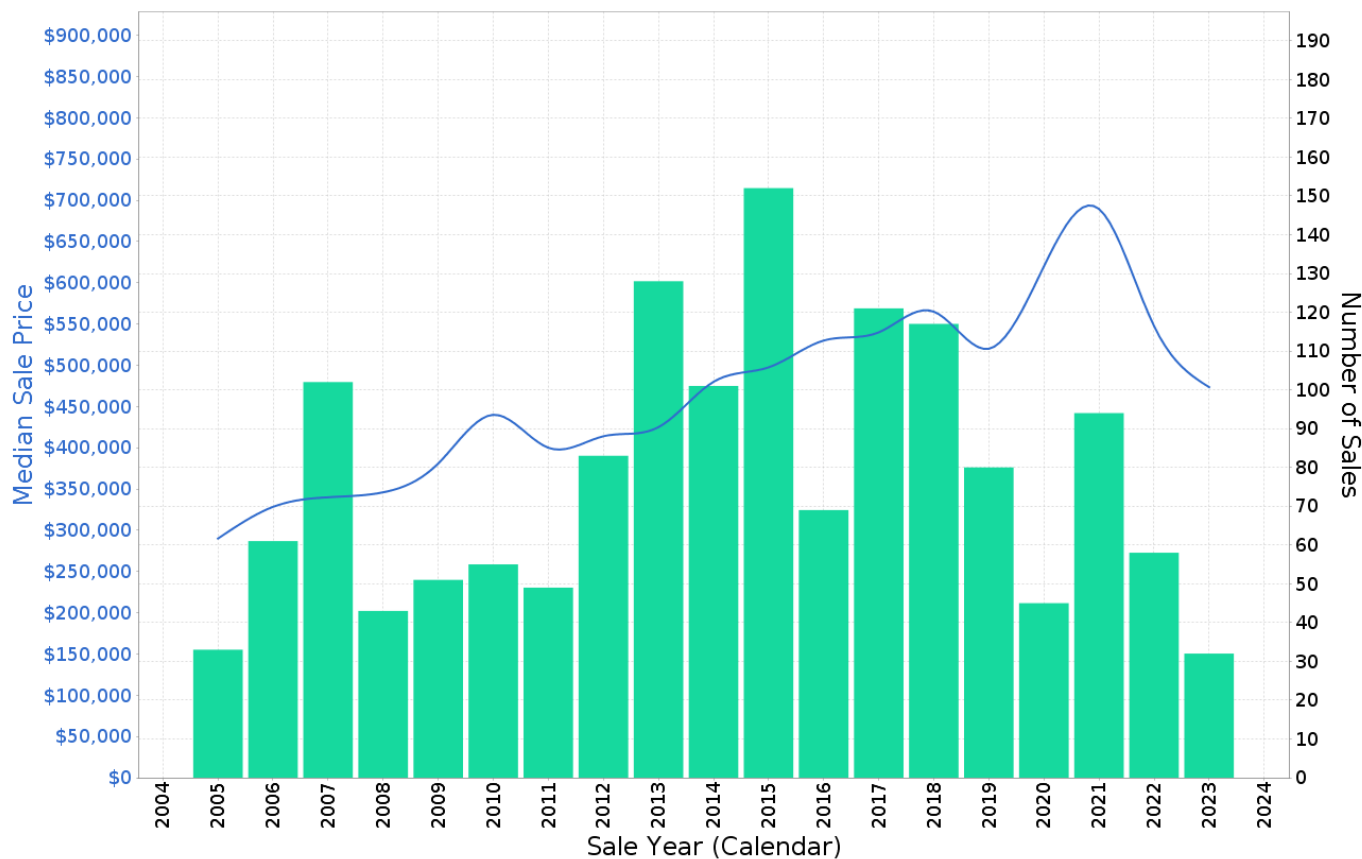
## Nearby Sold Properties (Sale Date)



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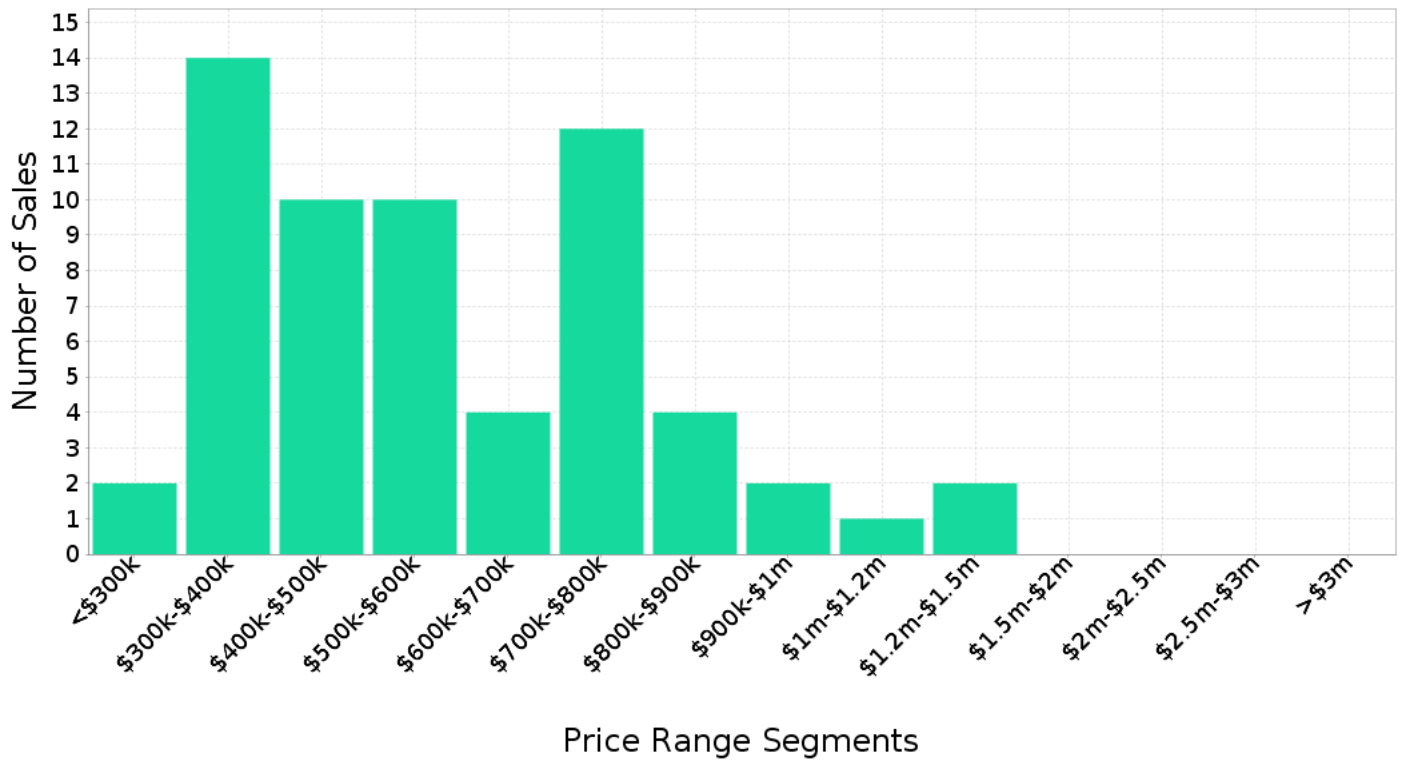
## Sales & Growth Chart (Unit)

Year	No. of Sales	Average	Median	Growth	Low	High
2005	33	\$ 302,792	\$ 290,000		\$ 61,100	\$ 800,000
2006	61	\$ 331,663	\$ 328,350	13.2 %	\$ 59,469	\$ 545,000
2007	102	\$ 353,476	\$ 340,000	3.5 %	\$ 61,558	\$ 614,000
2008	43	\$ 345,654	\$ 346,000	1.8 %	\$ 127,836	\$ 565,750
2009	51	\$ 393,551	\$ 381,000	10.1 %	\$ 75,354	\$ 1,980,000
2010	55	\$ 420,194	\$ 440,000	15.5 %	\$ 65,000	\$ 735,000
2011	49	\$ 384,167	\$ 400,000	-9.1 %	\$ 107,630	\$ 625,000
2012	83	\$ 393,916	\$ 414,000	3.5 %	\$ 70,500	\$ 661,000
2013	128	\$ 417,405	\$ 425,000	2.7 %	\$ 77,080	\$ 825,000
2014	101	\$ 474,249	\$ 480,000	12.9 %	\$ 127,920	\$ 855,000
2015	152	\$ 477,295	\$ 497,500	3.6 %	\$ 129,082	\$ 924,250
2016	69	\$ 628,260	\$ 530,000	6.5 %	\$ 151,057	\$ 6,725,000
2017	121	\$ 540,194	\$ 540,000	1.9 %	\$ 110,000	\$ 1,286,500
2018	117	\$ 587,925	\$ 565,000	4.6 %	\$ 170,000	\$ 1,090,000
2019	80	\$ 536,099	\$ 520,000	-8.0 %	\$ 250,000	\$ 950,888
2020	45	\$ 610,764	\$ 620,000	19.2 %	\$ 100,500	\$ 1,340,000
2021	94	\$ 660,027	\$ 689,500	11.2 %	\$ 280,000	\$ 1,275,000
2022	58	\$ 610,390	\$ 547,500	-20.6 %	\$ 279,000	\$ 1,330,000
2023	32	\$ 555,137	\$ 473,500	-13.5 %	\$ 282,000	\$ 1,378,000

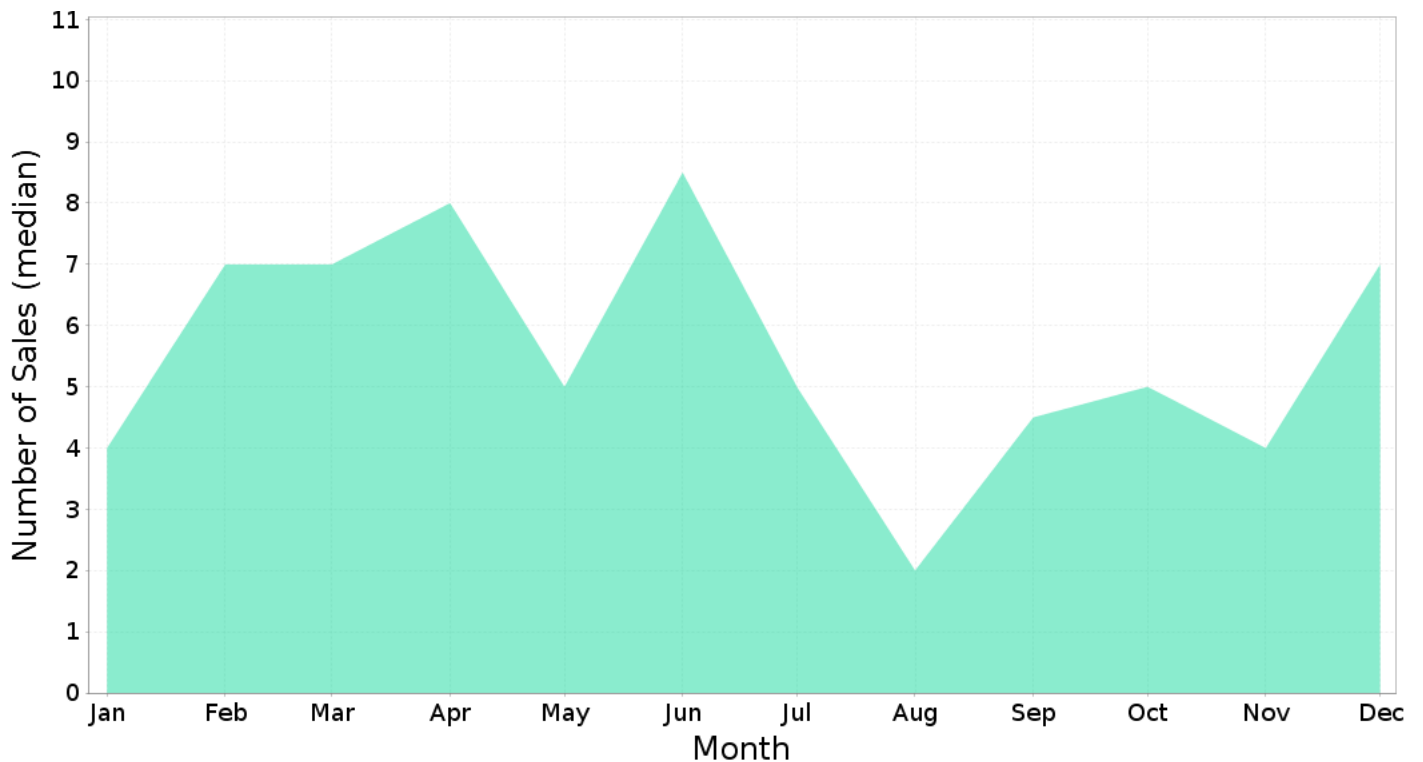


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## Price Segmentation



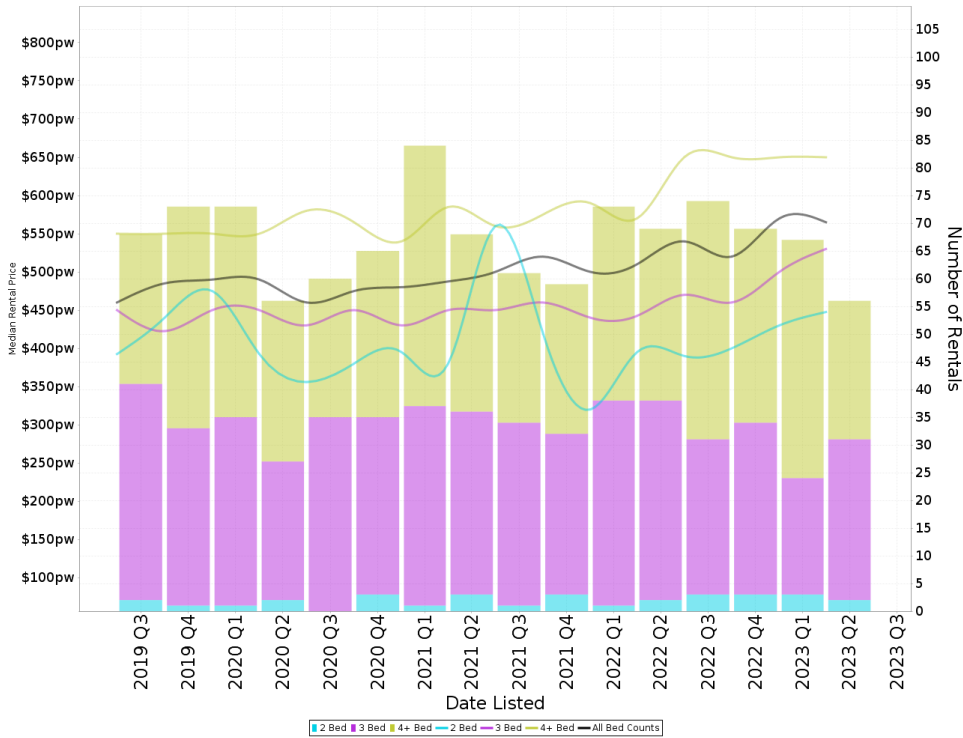
## Peak Selling Periods





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## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**-13.1%**

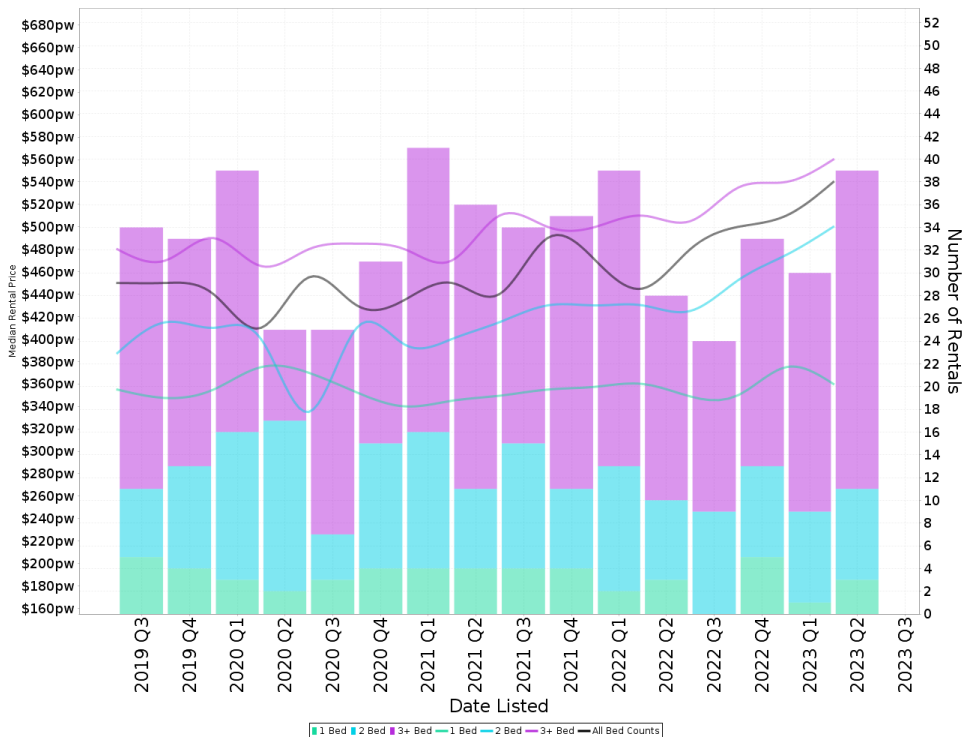
Current Median Price: \$1,103,000  
 Previous Median Price: \$1,270,000  
 Based on 339 registered House sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+2.6%**

Current Median Price: \$1,103,000  
 Current Median Rent: \$550  
 Based on 266 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**-26.1%**

Current Median Price: \$518,500  
 Previous Median Price: \$701,250  
 Based on 128 registered Unit sales compared over the last two rolling 12 month periods.

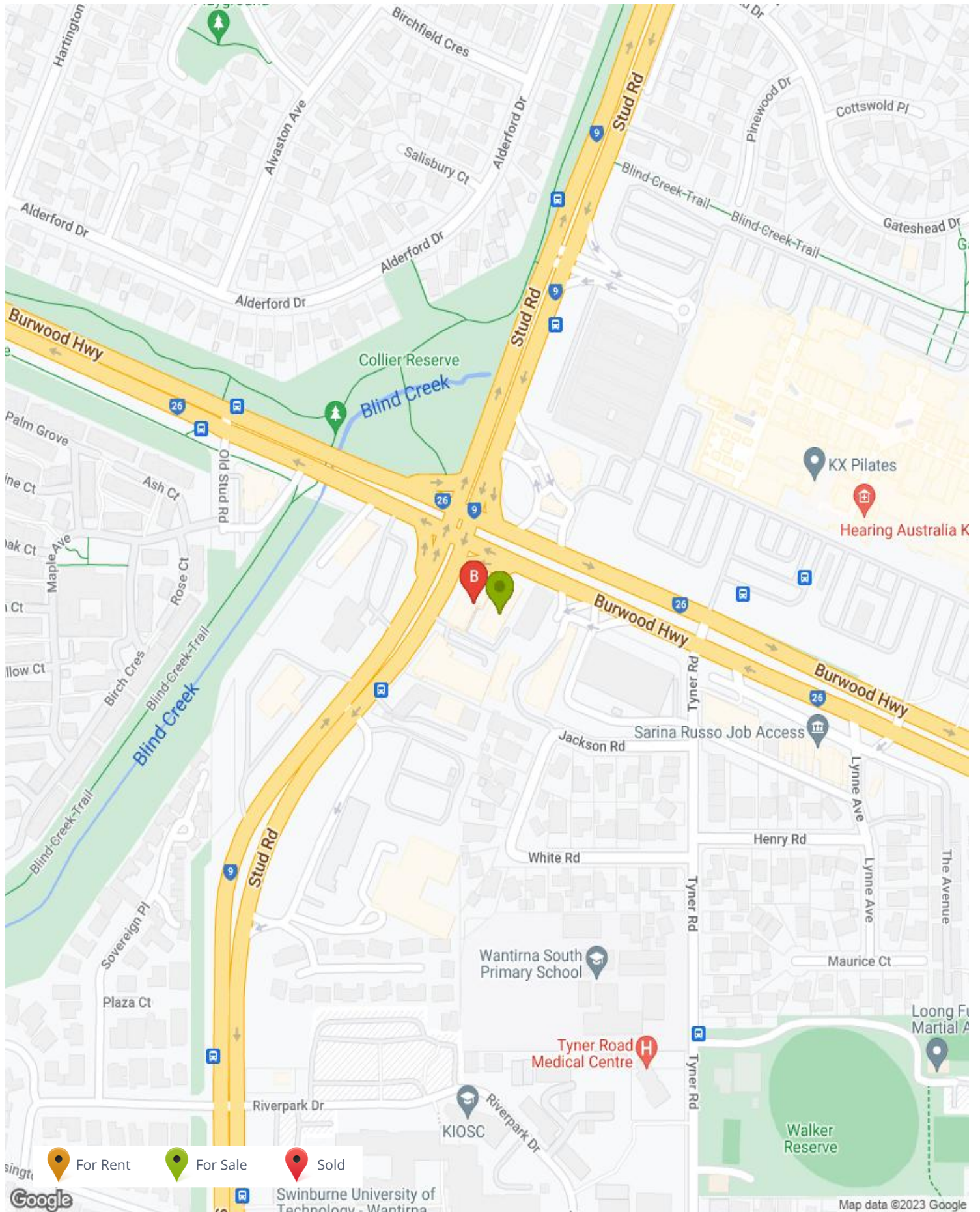
### Suburb Rental Yield

**+5.1%**

Current Median Price: \$518,500  
 Current Median Rent: \$508  
 Based on 126 registered Unit rentals compared over the last 12 months.

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## Comparable Properties Map



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## Nearby Comparable Sold Properties



There are 8 sold properties selected within the radius of 500.0m from the focus property. The lowest sale price is \$300,000 and the highest sale price is \$339,500 with a median sale price of \$322,500. Days listed ranges from 698 to 943 days with the average currently at 821 days for these selected properties.

### 400 BURWOOD HWY, WANTIRNA SOUTH, VIC 3152



Property Type: Unit  
Area: 4,538 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$71  
RPD: 805A, C805A//PS721487

Features: EER: 6.0

UBD Ref: Melbourne - 289 G16  
Distance from Property: 0m  1  1  1

Sale Price: **\$323,000 (Agents Advice - Sale)**  
Sale Date: 23/05/2023 Days to Sell: **698 Days**  
Last Price: Private Sale \$320,000 Chg %:  
First Price: \$320,000 - \$350,000 Chg %:






### 404 BURWOOD HWY, WANTIRNA SOUTH, VIC 3152



Property Type: Unit  
Area: 4,538 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$71  
RPD: 409B//PS721487

Features:

UBD Ref: Melbourne - 289 G16  
Distance from Property: 24m  1  -  -

Sale Price: **\$320,000 (Normal Sale)**  
Sale Date: 02/05/2023 Days to Sell: **N/A**  
Last Price: Chg %:  
First Price: Chg %:



### 400 BURWOOD HWY, WANTIRNA SOUTH, VIC 3152



Property Type: Unit  
Area: 4,538 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$73  
RPD: 209A//PS721487

Features:

UBD Ref: Melbourne - 289 G16  
Distance from Property: 0m  1  1  1

Sale Price: **\$330,000 (Normal Sale)**  
Sale Date: 06/04/2023 Days to Sell: **N/A**  
Last Price: Chg %:  
First Price: Chg %:



### 404 BURWOOD HWY, WANTIRNA SOUTH, VIC 3152



Property Type: Unit  
Area: 4,538 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$66  
RPD: 210B//PS721487

Features:

UBD Ref: Melbourne - 289 G16  
Distance from Property: 24m  1  -  -

Sale Price: **\$300,000 (Normal Sale)**  
Sale Date: 05/04/2023 Days to Sell: **N/A**  
Last Price: Chg %:  
First Price: Chg %:




### 400 BURWOOD HWY, WANTIRNA SOUTH, VIC 3152



Property Type: Unit  
Area: 4,538 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$71  
RPD: 311A//PS721487

Features:

UBD Ref: Melbourne - 289 G16  
Distance from Property: 24m  1  1  1

Sale Price: **\$322,000 (Normal Sale)**  
Sale Date: 04/04/2023 Days to Sell: **N/A**  
Last Price: Chg %:  
First Price: Chg %:



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## 404 BURWOOD HWY, WANTIRNA SOUTH, VIC 3152

UBD Ref: Melbourne - 289 G16  
Distance from Property: 24m



Property Type: Unit  
Area: 4,538 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$75  
RPD: 606B//PS721487

Features:

Sale Price: **\$339,500 (Normal Sale)**  
Sale Date: 12/02/2023 Days to Sell: **N/A**  
Last Price: Chg %:  
First Price: Chg %:



## 404 BURWOOD HWY, WANTIRNA SOUTH, VIC 3152

UBD Ref: Melbourne - 289 G16  
Distance from Property: 24m



Property Type: Unit  
Area: 4,538 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$73  
RPD: 404B//PS721487

Features:

Sale Price: **\$330,000 (Normal Sale)**  
Sale Date: 19/01/2023 Days to Sell: **N/A**  
Last Price: Chg %:  
First Price: Chg %:



## 404 BURWOOD HWY, WANTIRNA SOUTH, VIC 3152

UBD Ref: Melbourne - 289 G16  
Distance from Property: 0m



Property Type: Unit  
Area: 4,538 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$68  
RPD: 710B//PS721487

Features:

Sale Price: **\$308,000 (Agents Advice - Sale)**  
Sale Date: 11/01/2023 Days to Sell: **943 Days**  
Last Price: \$320,000-\$340,000 Chg %: **-3.7%**  
First Price: \$270,000-\$297,000 Chg %:



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## Appraisal Price

This market analysis has been prepared on 12/07/2023 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:

**\$320,000 to \$340,000**

Contact your agent for further information:



Agent Name: Dee Kawsar  
Mobile: 0423 215 815  
Office: Area Specialist  
Office Phone: 03 70024194  
Email: [dkawsar@areaspecialist.com.au](mailto:dkawsar@areaspecialist.com.au)