



16 COBENA STREET, EPPING, VIC 3076

3 2 1



Pricefinder Sale Estimate

\$ 538,317

Probable Range \$518k - \$559k

Pricefinder Rent Estimate

\$ 374 p.w.


Probable Range \$353 - \$394

Pricefinder Yield Estimate

Yield 3.6% p.a.

Probable Range 3.3% - 4.0%

Pricefinder Details

Estimate Risk (FSD): Very Low (+/- 6%) 

Property Area: 232 m²

Last Known Sale Price: \$386,000 @ 10/02/2017

Date of Estimation: 30/06/2021

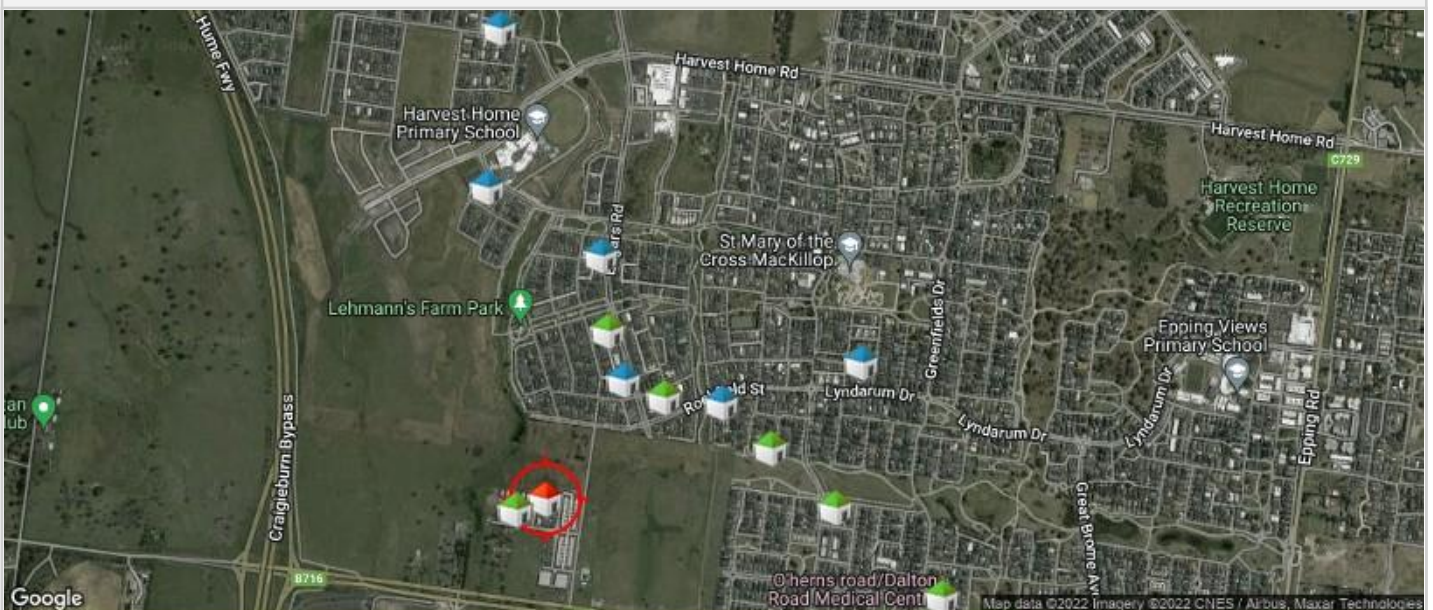
Estimation Method: Automatic




Property Details

Legal Description: 41/PS631270

Features: Improvements: Floorboards, Courtyard, Dishwasher






Comparables Map









 Subject  Comparable Sale  Comparable Rental

Comparable Properties

Comparable Sales

-  775 EDGARS RD, EPPING, VIC 3076
-  4 BERRIGAN ST, EPPING, VIC 3076
-  843 EDGARS RD, EPPING, VIC 3076
-  4 OLVINE PL, EPPING, VIC 3076
-  8 THE WELL, EPPING, VIC 3076
-  50 TESSELAAR RD, WOLLERT, VIC 3750





































Comparable Rentals

-  9 SEEGER ST, EPPING, VIC 3076
-  6 LAPIS CH, EPPING, VIC 3076
-  811 EDGARS RD, EPPING, VIC 3076
-  25 FREWIN ST, EPPING, VIC 3076
-  27 HERLITZ DR, EPPING, VIC 3076
-  5 PRIBISLAW CRES, EPPING, VIC 3076

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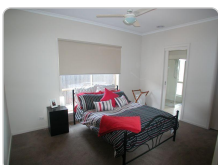

























Comparable Sales - How do these recent sales compare?

	775 EDGARS RD, EPPING, VIC 3076	Distance from Property: 411m  3  2  2
	Area: 177 m ² Area \$/m ² : \$2,797 RPD: 613//PS645327 Features:	Sale Price: \$495,000 Sale Date: 27/06/2021 Comparison: 
	4 BERRIGAN ST, EPPING, VIC 3076	Distance from Property: 577m  3  2  1
	Area: 316 m ² Area \$/m ² : \$1,930 RPD: 3042//PS718223 Features:	Sale Price: \$610,000 Sale Date: 23/04/2021 Comparison: 
	843 EDGARS RD, EPPING, VIC 3076	Distance from Property: 717m  3  2  2
	Area: 197 m ² Area \$/m ² : \$2,462 RPD: 640//PS645331 Features:	Sale Price: \$485,000 Sale Date: 21/02/2021 Comparison: 
	4 OLVINE PL, EPPING, VIC 3076	Distance from Property: 913m  3  2  2
	Area: 231 m ² Area \$/m ² : \$2,035 RPD: 1723//PS626250 Features:	Sale Price: \$470,000 Sale Date: 05/02/2021 Comparison: 
	8 THE WELL, EPPING, VIC 3076	Distance from Property: 997m  3  2  2
	Area: 240 m ² Area \$/m ² : \$2,029 RPD: 395//PS540575 Features:	Sale Price: \$487,000 Sale Date: 30/12/2020 Comparison: 
	50 TESSELAAR RD, WOLLERT, VIC 3750	Distance from Property: 1.4km  3  2  2
	Area: 225 m ² Area \$/m ² : \$2,431 RPD: 2904//PS708639 Features:	Sale Price: \$547,000 Sale Date: 01/05/2021 Comparison: 

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Comparable Rentals - How do these recent rentals

	9 SEEGER ST, EPPING, VIC 3076	Distance from Property: 89m  3  1  1
	Area: 187 m ² RPD: 36//PS631270 Features:	Rental Price: \$360 Days Listed: 50 Days Comparison: 
	6 LAPIS CH, EPPING, VIC 3076	Distance from Property: 452m  3  2  1
	Area: 315 m ² RPD: 1259//PS623199 Features: AIR CONDITIONED	Rental Price: \$370 per week Days Listed: 20 Days Comparison: 
	811 EDGARS RD, EPPING, VIC 3076	Distance from Property: 517m  3  2  2
	Area: 257 m ² RPD: 629//PS645327 Features:	Rental Price: \$340 per week Days Listed: 12 Days Comparison: 
	25 FREWIN ST, EPPING, VIC 3076	Distance from Property: 668m  3  2  1
	Area: 364 m ² RPD: 2671//PS623043 Features:	Rental Price: \$370 per week Days Listed: 23 Days Comparison: 
	27 HERLITZ DR, EPPING, VIC 3076	Distance from Property: 835m  3  2  1
	Area: 314 m ² RPD: 2745//PS632811 Features:	Rental Price: \$375 Per Week Days Listed: 25 Days Comparison: 
	5 PRIBISLAW CRES, EPPING, VIC 3076	Distance from Property: 1.2km  3  3  2
	Area: 191 m ² RPD: 5//PS823155 Features:	Rental Price: \$420 Days Listed: 13 Days Comparison: 

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