

# COMPARATIVE MARKET ANALYSIS

18 Wallace Street Maidstone VIC 3012

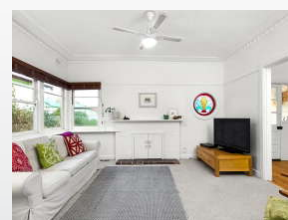
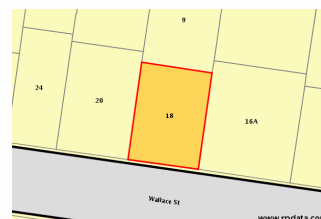
**Richie Ragel**

Email: [rr@milkchoc.com.au](mailto:rr@milkchoc.com.au)

Mobile: 0417 023 794

## ► YOUR PROPERTY

**18 Wallace Street Maidstone VIC 3012**

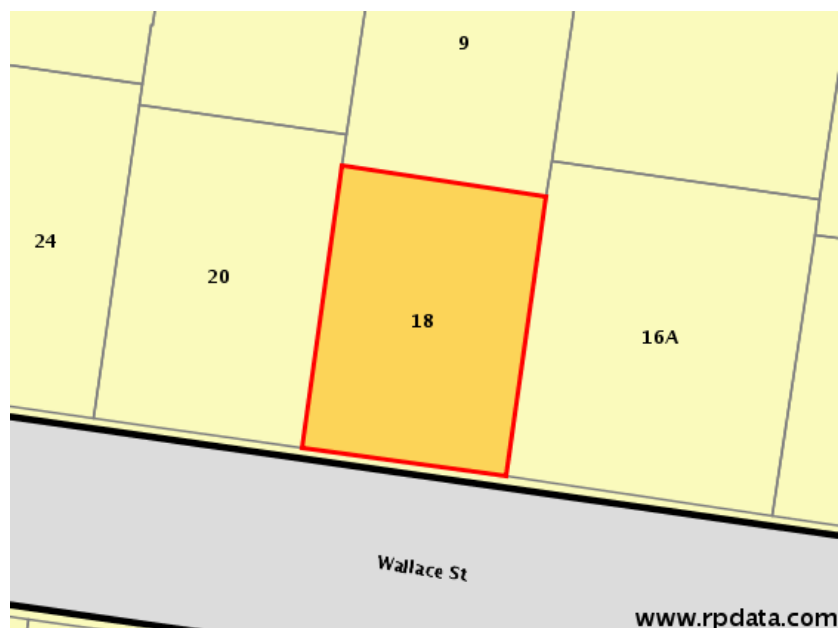


## ► SINGLE PROPERTY MAPPING


Aerial View



Cadastral View



## ► SOLD PROPERTIES



Jan 16www.rpdata.com


24 Emu Road Maidstone VIC 3012

Sold Price: \$600,000


Sold Date: 5 Mar 2016

Category: House: Standard


Lot Plan: 20/LP6429 MAIDSTONE VIC




3



1




1



Approx.  
416m<sup>2</sup>

Distance: 1.00km



May 16www.rpdata.com


12 Havelock Street Maidstone VIC 3012

Sold Price: \$645,000


Sold Date: 13 Jul 2016

Category: House


Lot Plan: 4/LP15865 MAIDSTONE VIC




3



1




1



Approx.  
368m<sup>2</sup>

Distance: 0.32km



Feb 16www.rpdata.com


26 Howard Street Maidstone VIC 3012

Sold Price: \$610,000


Sold Date: 22 Mar 2016

Category: House: Standard


Lot Plan: 2/LP35825 MAIDSTONE VIC




3



1




1



Approx.  
336m<sup>2</sup>

Distance: 0.33km



Oct 15www.rpdata.com


5 Wallace Street Maidstone VIC 3012

Sold Price: \$685,000


Sold Date: 14 Nov 2015

Category: House: Standard


Lot Plan: 2/PS533348 MAIDSTONE VIC




3



1




1



Approx.  
325m<sup>2</sup>

Distance: 0.13km



Aug 16www.rpdata.com


15 Yardley Street Maidstone VIC 3012

Sold Price: \$665,000


Sold Date: 11 Jul 2016

Category: House


Lot Plan: 155/PS59100 MAIDSTONE VIC




3



1



1








-

Distance: 0.66km

## ► ON THE MARKET

	75 Ballarat Road Maidstone VIC 3012		 3	 1	 1	 -
	Listing Price:	Contact Agent				
	Listing Date:	22 May 2016				
	Agency:	Trimson Partners - Footscray				
Lot Plan:				Listing Type:	Normal Sale	
				Distance:	0.15km	

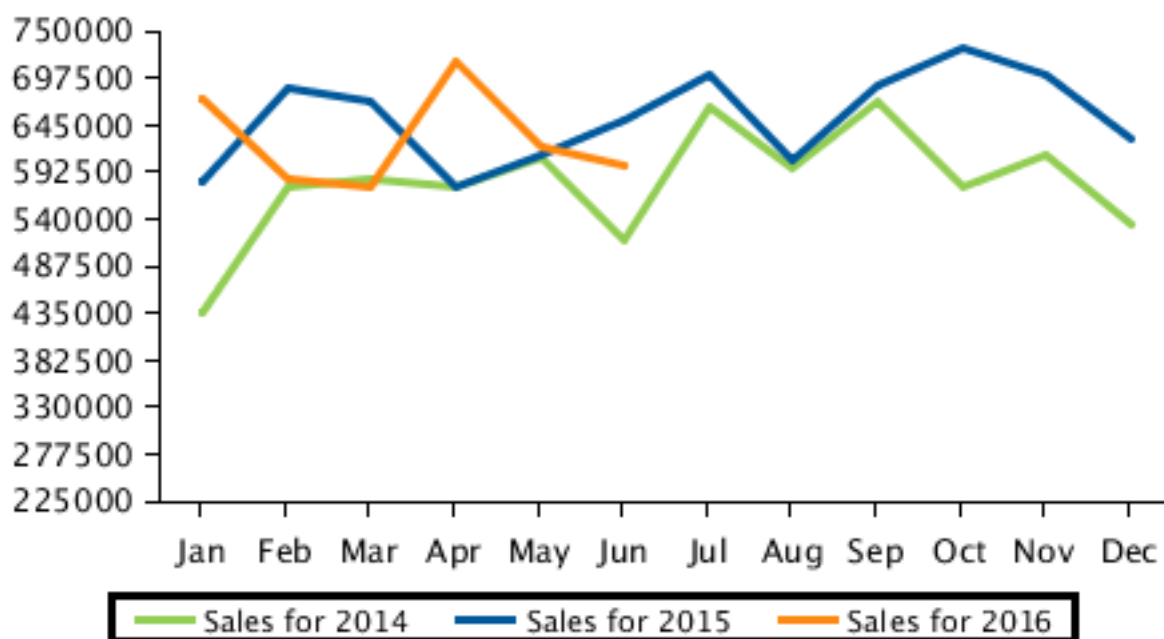
## ► COMPARATIVE RENTAL PROPERTY

	<b>15 Hampstead Road Maidstone VIC 3012</b>	 3	 1	 1	 -
First Rental Price:		\$330/W			
Current Rental Price:		\$330/W			
First Listed Date:		30 Apr 2016			
Current Listed Date:		29 Jul 2016			
		Category: House			
		Distance: 0.92km			

## ► AREA PROFILE

### Median Sale Price

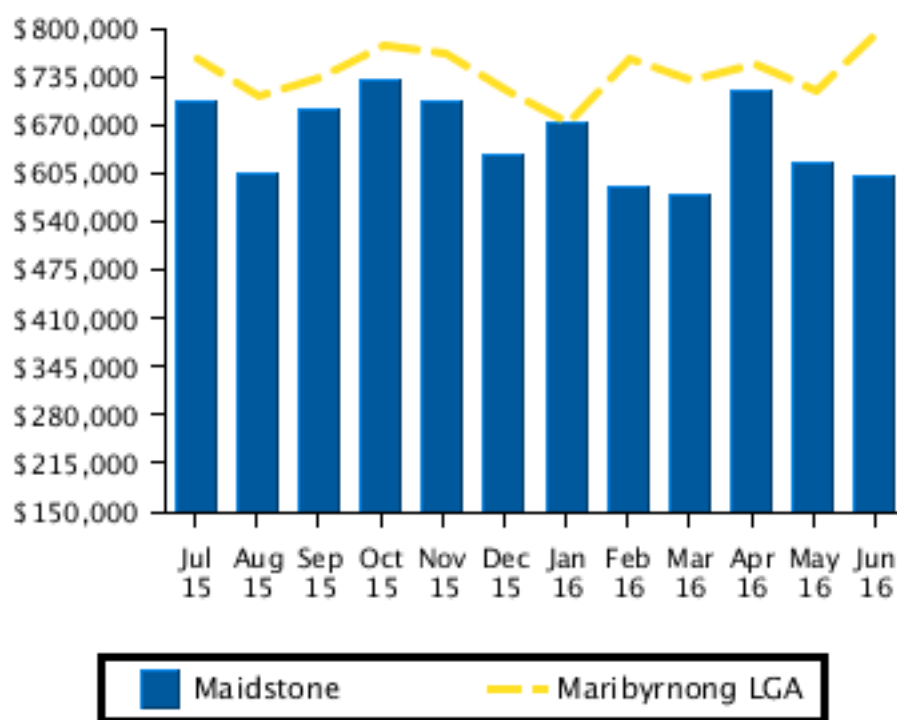
	YEAR 2014	YEAR 2015	YEAR 2016
Period	Median Price	Median Price	Median Price
January	\$436,000	\$580,000	\$674,000
February	\$575,000	\$685,000	\$585,000
March	\$585,000	\$670,000	\$576,000
April	\$575,000	\$575,500	\$715,000
May	\$607,000	\$610,500	\$620,000
June	\$515,000	\$650,000	\$599,000
July	\$665,000	\$700,000	\$0
August	\$597,750	\$605,000	\$0
September	\$670,000	\$690,000	\$0
October	\$575,000	\$730,750	\$0
November	\$611,000	\$700,000	\$0
December	\$535,000	\$630,000	\$0



## ► RECENT MEDIAN SALE PRICES

### Recent Median House Sale Prices

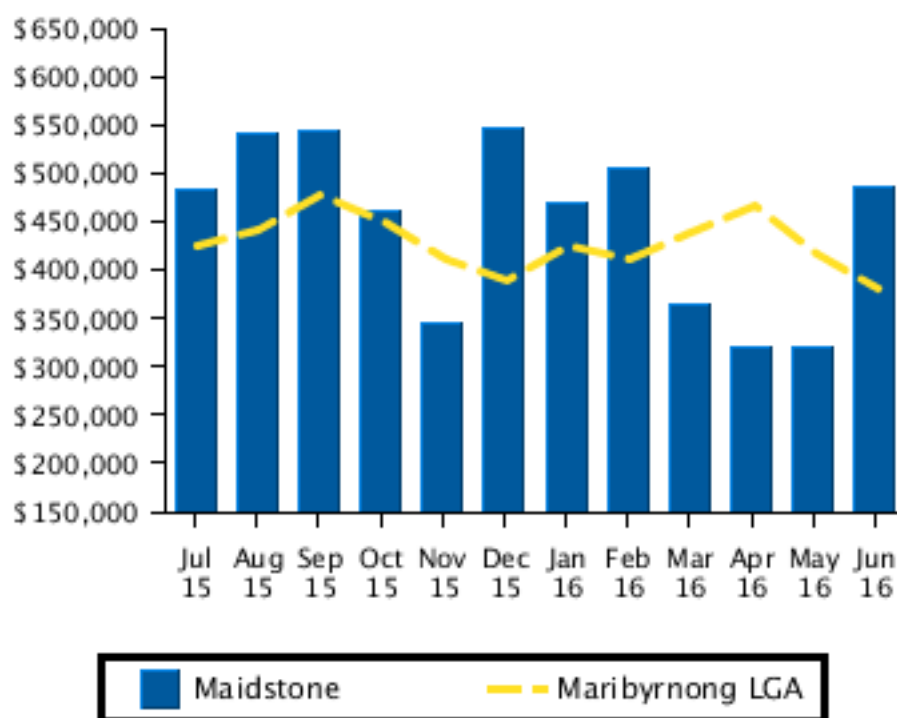
Period	MAIDSTONE	MARIBYRNONG LGA
	Median Price	Median Price
June 2016	\$599,000	\$796,000
May 2016	\$620,000	\$714,500
April 2016	\$715,000	\$750,000
March 2016	\$576,000	\$730,000
February 2016	\$585,000	\$759,000
January 2016	\$674,000	\$672,000
December 2015	\$630,000	\$715,000
November 2015	\$700,000	\$765,000
October 2015	\$730,750	\$777,500
September 2015	\$690,000	\$735,000
August 2015	\$605,000	\$708,000
July 2015	\$700,000	\$760,000





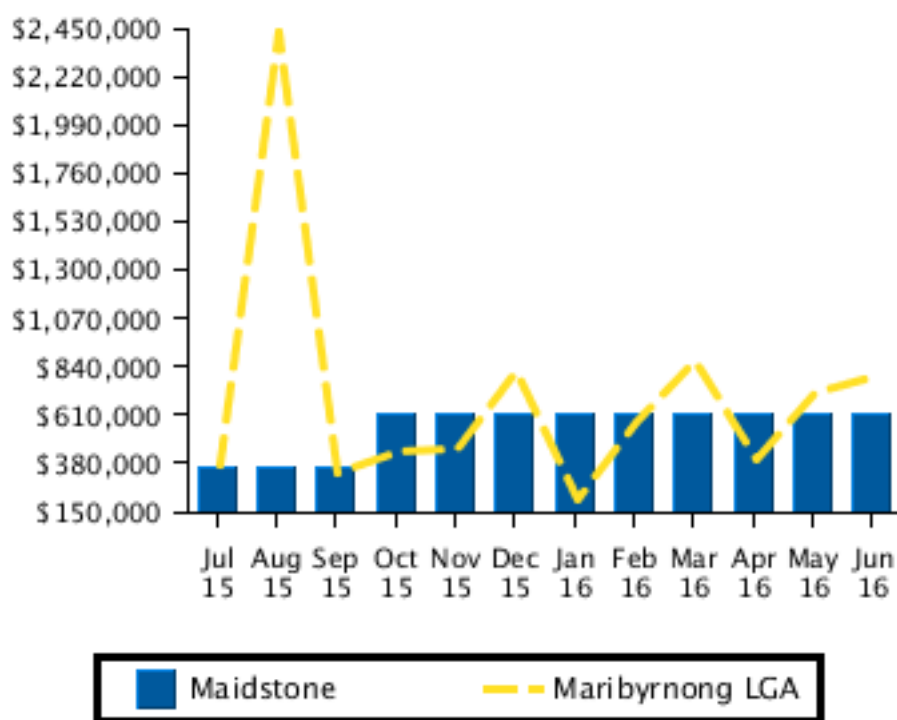
## Recent Median Unit Sale Prices

Period	MAIDSTONE	MARIBYRNONG LGA
	Median Price	Median Price
June 2016	\$485,000	\$380,000
May 2016	\$320,000	\$417,500
April 2016	\$320,000	\$465,000
March 2016	\$363,750	\$440,000
February 2016	\$504,250	\$411,250
January 2016	\$470,000	\$426,000
December 2015	\$545,500	\$390,000
November 2015	\$345,000	\$410,000
October 2015	\$460,000	\$450,000
September 2015	\$543,500	\$477,927
August 2015	\$542,000	\$442,000
July 2015	\$482,900	\$423,800



## Recent Median Land Sale Prices

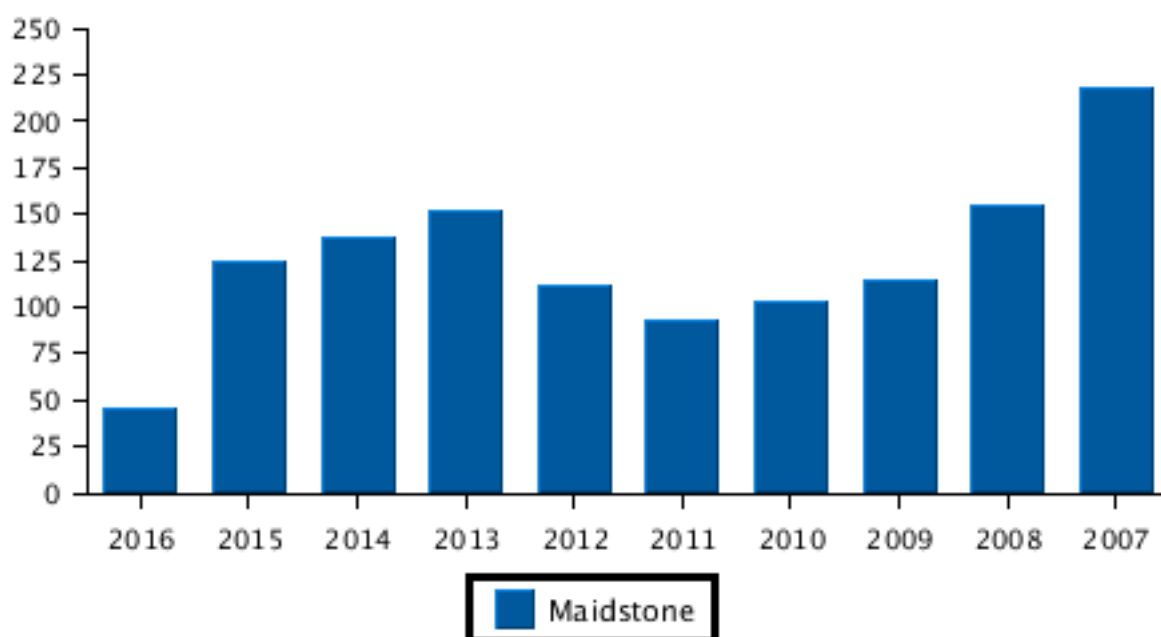
Period	MAIDSTONE	MARIBYRNONG LGA
	Median Price	Median Price
June 2016	\$615,000	\$787,500
May 2016	\$615,000	\$715,000
April 2016	\$615,000	\$397,500
March 2016	\$615,000	\$865,000
February 2016	\$615,000	\$579,500
January 2016	\$615,000	\$204,950
December 2015	\$615,000	\$820,000
November 2015	\$615,000	\$450,000
October 2015	\$615,000	\$432,500
September 2015	\$353,500	\$340,000
August 2015	\$353,500	\$2,425,000
July 2015	\$353,500	\$378,000



## ► SALES PER ANNUM

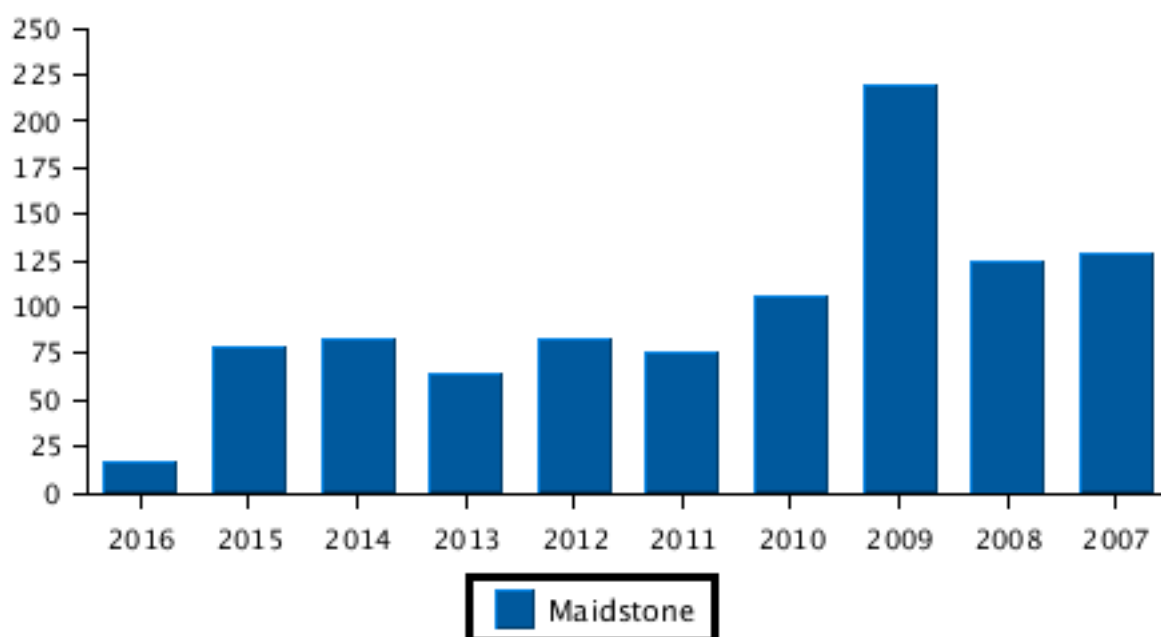
### House Sales Per Annum

		MAIDSTONE
Period		Number
2016		45
2015		124
2014		137
2013		152
2012		112
2011		93
2010		103
2009		114
2008		154
2007		218



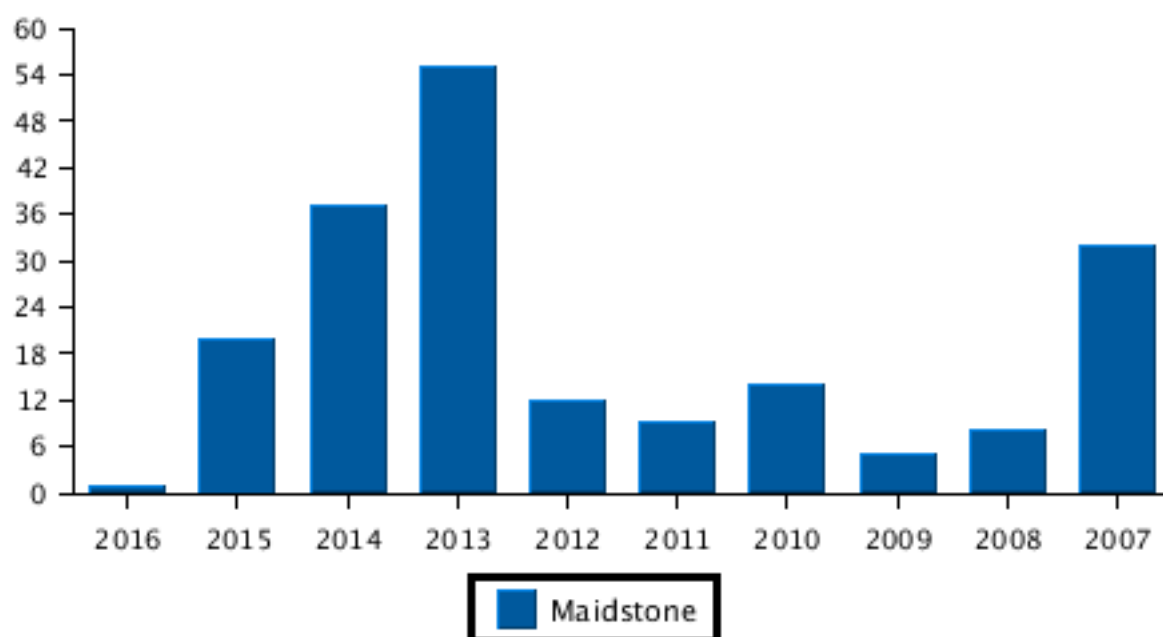
## Unit Sales Per Annum

Period	MAIDSTONE Number
2016	16
2015	78
2014	83
2013	64
2012	82
2011	76
2010	106
2009	219
2008	125
2007	128



## Land Sales Per Annum

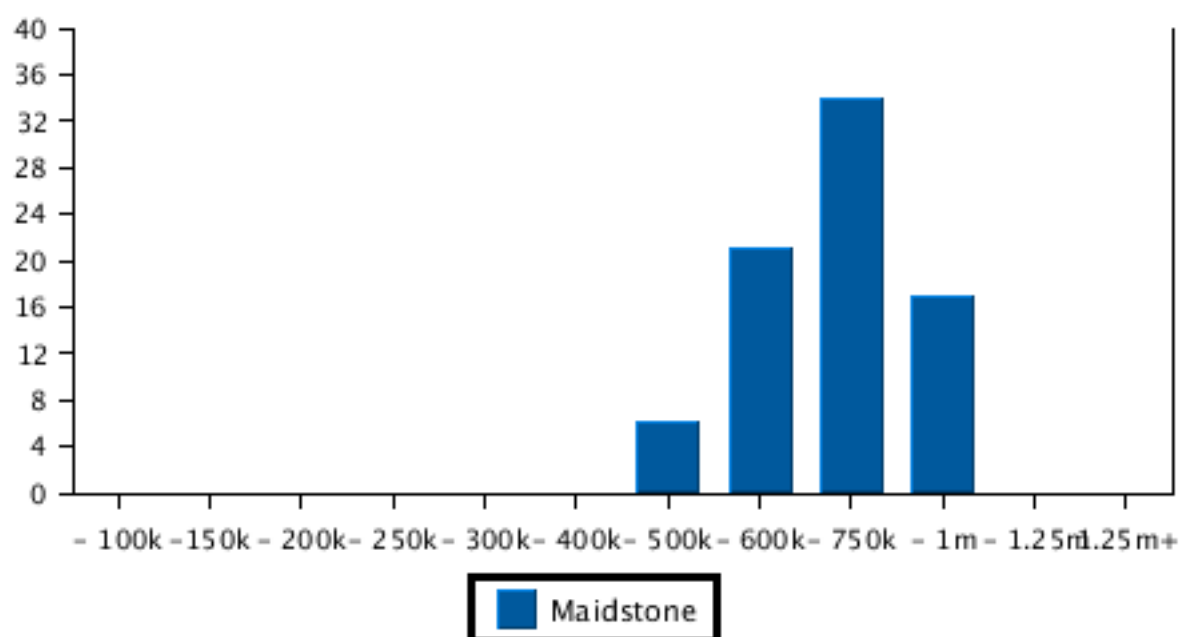
Period	MAIDSTONE Number
2016	1
2015	20
2014	37
2013	55
2012	12
2011	9
2010	14
2009	5
2008	8
2007	32



## ► SALES BY PRICE

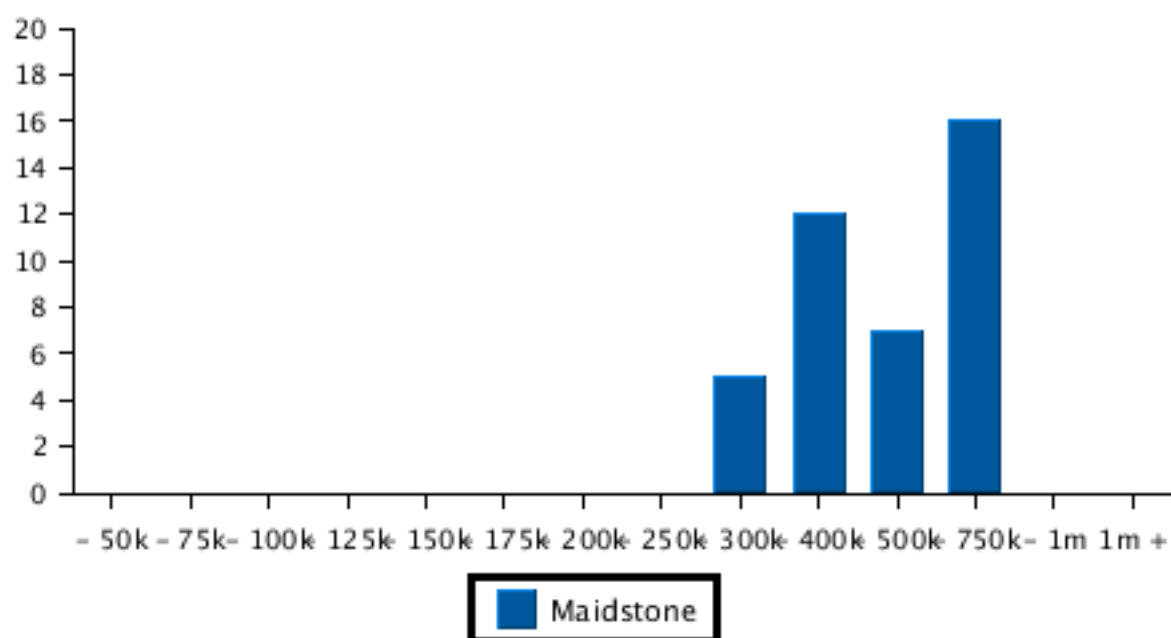
House Sale by Price (12 months)

		MAIDSTONE
Price		Number
0 - 100k		0
101 - 150k		0
151 - 200k		0
201 - 250k		0
251 - 300k		0
301 - 400k		0
401 - 500k		6
501 - 600k		21
601 - 750k		34
751 - 1m		17
> 1m - 1.25m		0
1.25m+		0



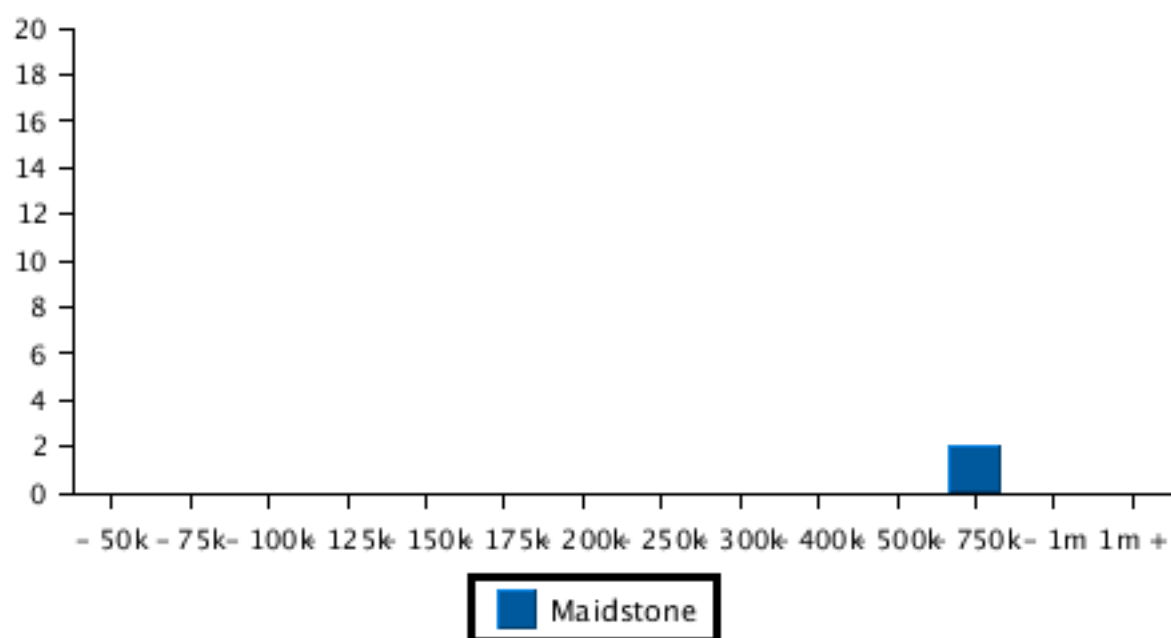
## Unit Sale by Price (12 months)

		MAIDSTONE
Price		Number
0 - 50k		0
51 - 75k		0
76 - 100k		0
101 - 125k		0
126 - 150k		0
151 - 175k		0
176 - 200k		0
201 - 250k		0
251 - 300k		5
301 - 400k		12
401 - 500k		7
501 - 750k		16
751 - 1m		0
1m +		0



## Land Sale by Price (12 months)

		MAIDSTONE
Price		Number
0 - 50k		0
51 - 75k		0
76 - 100k		0
101 - 125k		0
126 - 150k		0
151 - 175k		0
176 - 200k		0
201 - 250k		0
251 - 300k		0
301 - 400k		0
401 - 500k		0
501 - 750k		2
751 - 1m		0
1m +		0





## ► RENTAL STATISTICS SUMMARY

### Suburb Rental Statistics

Category	Indicated Gross Rental Yield	Median Asking Rental Price
House	3.2%	\$390
Unit	4.0%	\$360

\* Statistics are based on a rolling 12 month period

### Rents By Property Type - Houses and Units

		Quantity	Lowest Rent / Week	Highest Rent / Week	Median Rent / Week	Average Rent / Week
<b>HOUSE</b>	3 bedrooms	1	\$329	\$329	\$330	\$329
<b>TOTAL HOUSE</b>		1			\$329	\$329
<b>GRAND TOTAL</b>		1			\$330	\$330

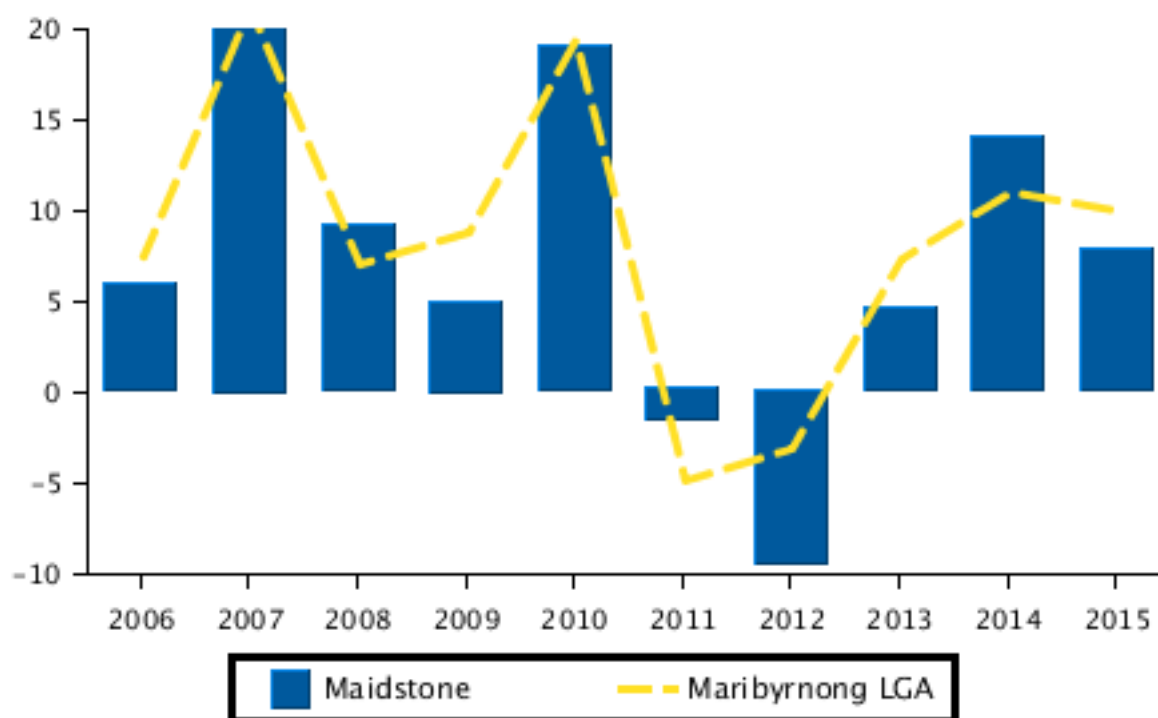
### Average Number Of Days Advertised

		Quantity	Average Number Of Days Advertised
<b>HOUSE</b>	\$300 - \$399	1	103

## ► CAPITAL GROWTH MEDIAN PRICES

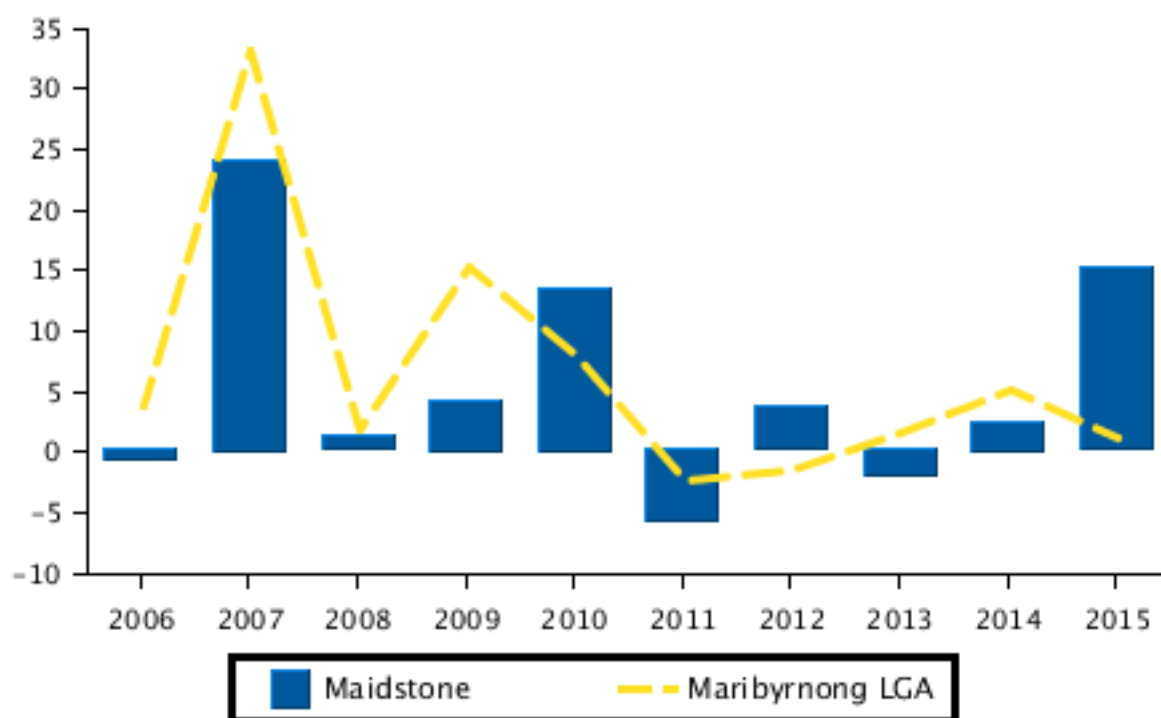
Capital Growth in Median Prices (Houses)

Period	MAIDSTONE	MARIBYRNONG LGA
	% Change	% Change
2015	7.9%	9.9%
2014	14.1%	11%
2013	4.6%	7.3%
2012	-9.7%	-3.2%
2011	-1.8%	-4.9%
2010	19%	19.4%
2009	5%	8.7%
2008	9.2%	7%
2007	29%	21.1%
2006	5.9%	7.4%



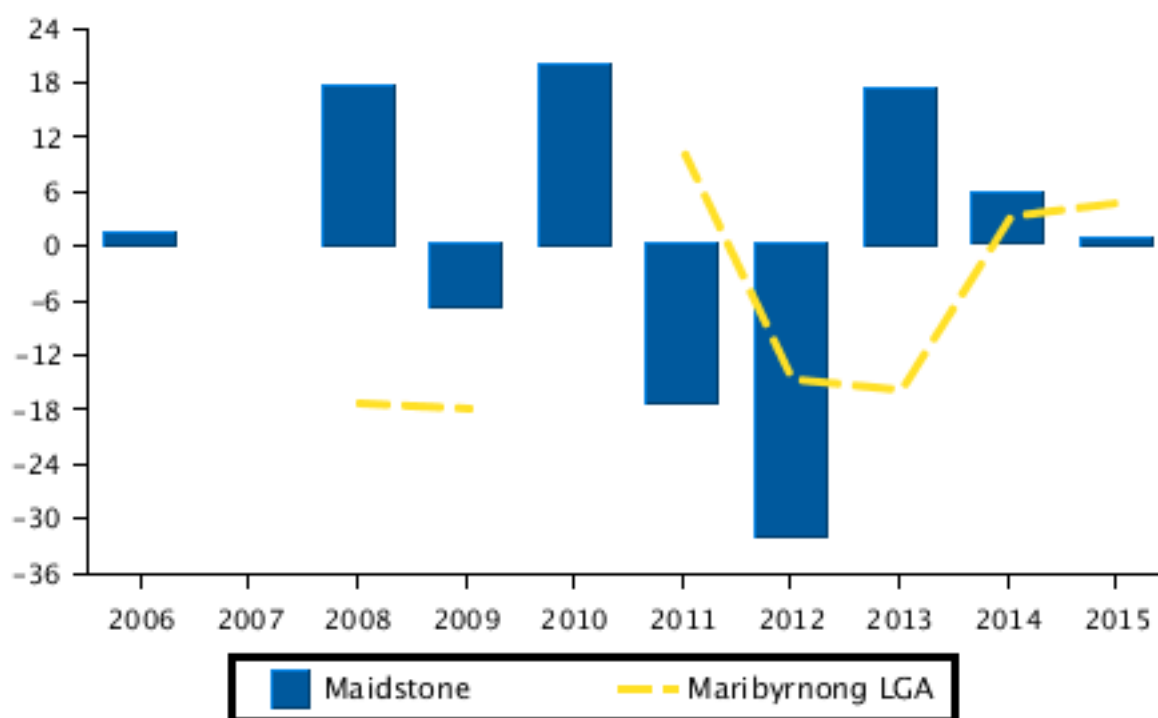
### Capital Growth in Median Prices (Unit)

Period	MAIDSTONE	MARIBYRNONG LGA
	% Change	% Change
2015	15.2%	1.2%
2014	2.5%	5.1%
2013	-2.3%	1.5%
2012	3.7%	-1.6%
2011	-6.1%	-2.4%
2010	13.5%	8%
2009	4.2%	15.2%
2008	1.3%	1.7%
2007	24.1%	33.1%
2006	-0.9%	3.7%



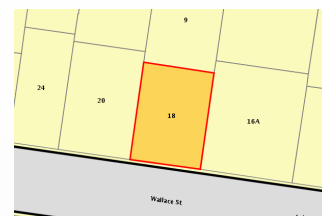
## Capital Growth in Median Prices (Land)

Period	MAIDSTONE	MARIBYRNONG LGA
	% Change	% Change
2015	0.9%	4.7%
2014	5.8%	3.2%
2013	17.4%	-15.9%
2012	-32.5%	-14.8%
2011	-17.8%	10.1%
2010	20%	0%
2009	-7.2%	-17.8%
2008	17.8%	-17.2%
2007	0%	0%
2006	1.5%	0%



## ► PRICE

**18 Wallace Street Maidstone VIC 3012**



## ► APPRAISAL PRICE

**Appraisal Price Range: \$660,000 - \$710,000**

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