



PROPERTY PROFILE

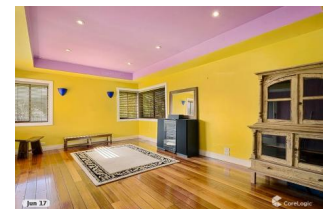
84 Paxton Street South Kingsville VIC 3015

Prepared on: 19 July 2017



CoreLogic[®]

84 Paxton Street South Kingsville VIC 3015




► PROPERTY DETAILS

Here we summarise the property's key details (which are accurate at the time of last sale).

Address:	84 Paxton Street South Kingsville VIC 3015	Lot/Plan:	12/LP1285
Council area:	Hobsons Bay	Property type:	HOUSE
Year built:	1965	Floor area:	176m ²
Zone:	GRZ1, General Residential Zone - Schedule 1		

► ESTIMATED PROPERTY VALUE




Here we provide an estimate of the property's value based on statistical data.

Estimated Value:	\$1,143,738	 High Confidence
Estimated Value Range:	\$1,100,000 - \$1,375,000	

This estimate is provided by CoreLogic, and is a computer generated, statistically derived estimate of the value of the subject property and must not be relied upon as a professional valuation or an accurate representation of the market value of the subject property as determined by a valuer.

How to read this estimate

The estimate has been broken into three confidence level categories based on the criteria listed below.

-  High confidence is typically caused by a low degree of variability between the subject and comparable properties and/or high availability of comparable property data in the area.
-  Medium confidence is typically caused by a medium degree of variability between the subject and comparable properties and/or medium availability of comparable property data in the area.
-  Low confidence is typically caused by a high degree of variability between the subject and comparable properties and/or low availability of comparable property data in the area.

Doing your research

This estimate is a starting point only. To determine the property's value we recommend you supplement this estimate by doing other research to take into account a property's special features and current market conditions. You may want to consider:

- the current sale price
- recent sales in the area
- contacting an agent for a price guide on this property or similar ones in the area
- last sale price / date
- visiting the house (where possible)
- requesting a valuation from a licensed valuer

▶ PROPERTY ACTIVITY

Here we summarise the property's last sale and listing campaign activity (where available).

LAST SALE			
Sale price:	\$285,000	Sale date:	25/08/2001
Sale advised by:	Government		
LAST SALE CAMPAIGN			
Campaign period:	16/06/2017 - Current	Latest ad price:	\$1,050,000
First ad price:	\$1,150,000	Listed by:	Rob Caniglia, Nicholas Scott Real Estate

▶ PROPERTY SALE HISTORY

Sale price:	\$285,000	Sale date:	25/08/2001
Sale type:	Unknown	Sale advised by:	Government
Sale price:	\$221,000	Sale date:	13/09/2000
Sale type:	Unknown	Sale advised by:	Government
Sale price:	\$140,000	Sale date:	02/07/1996
Days on Market:	11	Sale type:	Unknown
Sale advised by:	Government	Sold by:	Barlow McEwan Tribe Newport









► PROPERTY HISTORY - FOR SALE

Price description:	\$1,050,000 - \$1,150,000 (under Offer)	Campaign period:	16/06/2017 - Current
First ad price:	\$1,150,000	Latest ad price:	\$1,050,000
Listing method:	Normal Sale	Days on Market:	34
Listed by:	Rob Caniglia, Nicholas Scott Real Estate	Ad price variation:	-8.7%

Price description:	Not Disclosed	Campaign period:	13/05/2000 - 03/06/2000
Listing method:	Auction	Days on Market:	22
Listed by:	Hocking Stuart Real Estate		






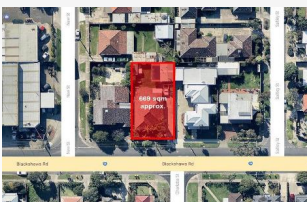














Price description:	Not Disclosed	Campaign period:	22/06/1996 - 02/07/1996
Listing method:	Auction	Days on Market:	11
Listed by:	Barlow McEwan Tribe Newport		

RECENTLY SOLD PROPERTIES

	69 Saltley Street South Kingsville VIC 3015	
<p>from property: 0.2km</p>	<p>Sale price: \$1,310,000</p> <p>Sale date: 29/04/2017</p> <p>Days on Market: 25</p> <p>Sale advised by: Agent</p> <p>Price description: \$1,000,000 - \$1,050,000</p>	<p>Lot/Plan: 1/TP336807</p> <p>Sale type: Unknown</p> <p>Sold by: Compton Green Real Estate - Williamstown</p> <p>Campaign period: 05/04/2017 - 29/04/2017</p>
	71 Graham Street Newport VIC 3015	
<p>from property: 0.3km</p>	<p>Sale price: \$990,000</p> <p>Sale date: 06/04/2017</p> <p>Days on Market: 2</p> <p>Sale type: Unknown</p> <p>Sold by: Hunter French Real Estate - Altona Meadows, Altona North & Newport</p> <p>Campaign period: 05/04/2017 - 06/04/2017</p> <p>Latest ad price: \$970,000</p>	<p>Lot/Plan: 16/LP12379</p> <p>Price variation at sale: 2.1%</p> <p>Sale advised by: Agent</p> <p>Price description: \$970,000 Plus</p> <p>First ad price: \$970,000</p> <p>Ad price variation: 0.0%</p>
	42 Gordon Street Newport VIC 3015	
<p>from property: 0.5km</p>	<p>Sale price: \$1,130,000</p> <p>Sale date: 10/06/2017</p> <p>Sale type: Unknown</p> <p>Sold by: Woodards Ascot Vale</p>	<p>Lot/Plan: 80/LP12379</p> <p>Sale advised by: Agent</p>
	22 Watt Street Spotswood VIC 3015	
<p>from property: 0.6km</p>	<p>Sale price: \$1,210,000</p> <p>Sale date: 17/12/2016</p> <p>Days on Market: 25</p> <p>Sale advised by: Government</p> <p>Price description: \$1,000,000+</p>	<p>Lot/Plan: 2/TP752974</p> <p>Sale type: Unknown</p> <p>Sold by: Village Real Estate - Seddon</p> <p>Campaign period: 23/11/2016 - 17/12/2016</p>





















Distance from 84 Paxton Street South Kingsville VIC 3015
Agent advised

► PROPERTIES FOR SALE

	<h3>12 Benbow Street Yarraville VIC 3013</h3> <p>Price description: \$1,000,000 - \$1,100,000</p> <p>Campaign period: 30/05/2017 - Current</p> <p>First ad price: \$1,150,000</p> <p>Listing method: Normal Sale</p> <p>Listed by: Erden Karakurt, Nicholas Scott - Yarraville</p>	<div>     </div> <p>Lot/Plan: 164/LP11390</p> <p>Latest ad price: \$1,050,000</p> <p>Days on Market: 51</p> <p>Ad price variation: -8.7%</p>
	<h3>178 Blackshaws Road South Kingsville VIC 3015</h3> <p>Price description: Not Disclosed</p> <p>Campaign period: 18/05/2017 - Current</p> <p>Listing method: Normal Sale</p> <p>Listed by: El Adam, 1 Village Project Marketing - South Yarra</p>	<div>     </div> <p>Lot/Plan: 3/LP1304</p> <p>Days on Market: 63</p>
	<h3>72 Graham Street Newport VIC 3015</h3> <p>Price description: Forthcoming Auction</p> <p>Campaign period: 12/07/2017 - Current</p> <p>Listing method: Auction</p> <p>Listed by: Lauren Wood, Williams Real Estate</p>	<div>     </div> <p>Lot/Plan: 8/LP31867</p> <p>Days on Market: 8</p>
	<h3>53 Gordon Street Newport VIC 3015</h3> <p>Price description: Contact Agent For Comparable Sales</p> <p>Campaign period: 17/05/2017 - Current</p> <p>First ad price: \$1,250,000</p> <p>Days on Market: 64</p> <p>Listing method: Normal Sale</p> <p>Listed by: Abdel Elagaty, First National Rickdale Real Estate - Moonee Ponds</p>	<div>     </div> <p>Lot/Plan: 25/LP12379</p>

Distance from 84 Paxton Street South Kingsville VIC 3015

► PROPERTIES FOR RENT

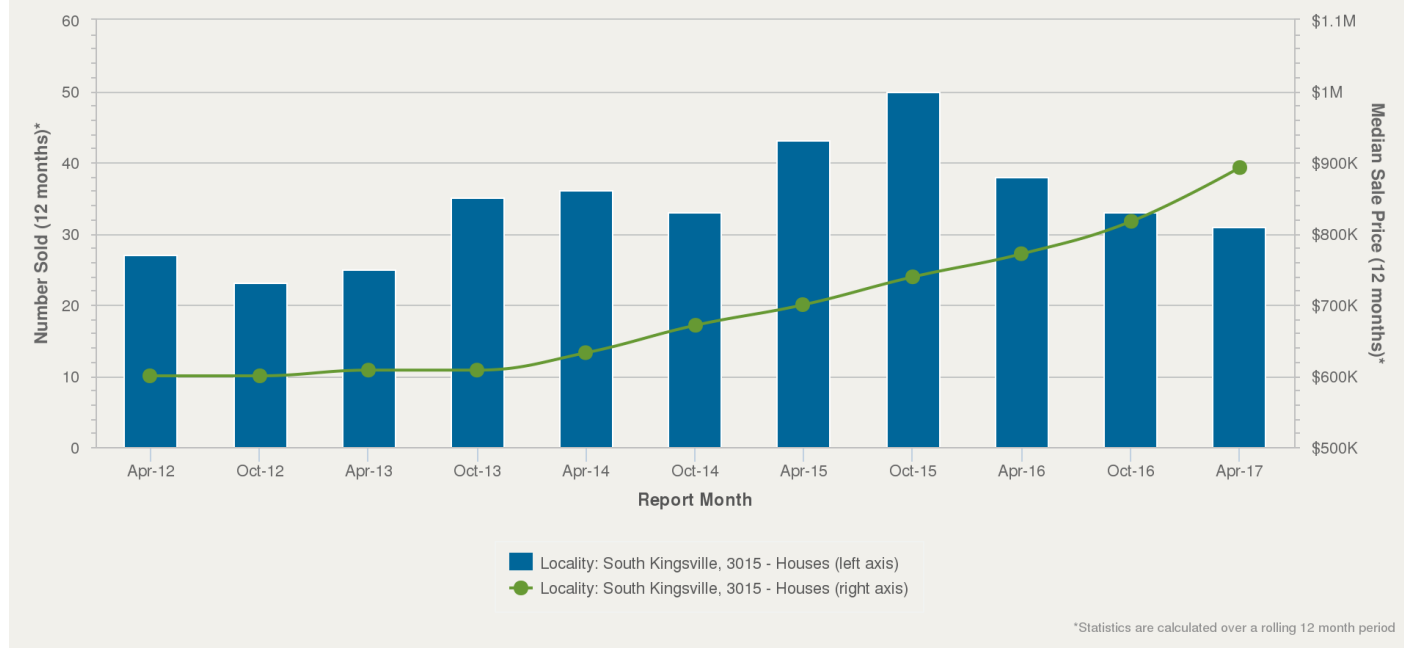
 <p>from property: 0.7km</p>	<h3>22 Gordon Street Newport VIC 3015</h3> <p>Latest ad price: \$800/W</p> <p>Campaign period: 11/07/2017 - 16/07/2017</p> <p>Days on Market: 9</p>	<div>  5  2  4  Approx. 552m² </div> <p>Lot/Plan: 70/LP12379</p> <p>Listed by: Daniel Florance, Elite Property Rentals</p>
 <p>from property: 1.1km</p>	<h3>84 William Street Newport VIC 3015</h3> <p>Latest ad price: \$455/W</p> <p>Campaign period: 27/06/2017 - 12/07/2017</p> <p>Days on Market: 23</p>	<div>  4  2  1  Approx. 584m² </div> <p>Lot/Plan: 1/TP748360</p> <p>Listed by: Samandah Matty, RT Edgar - Inner West</p>
 <p>from property: 0.2km</p>	<h3>81 Graham Street Newport VIC 3015</h3> <p>Latest ad price: \$420/W</p> <p>Campaign period: 09/06/2017 - 05/07/2017</p> <p>Days on Market: 41</p>	<div>  3  1  3  Approx. 557m² </div> <p>Lot/Plan: 11/LP12379</p> <p>Listed by: Jayne Humphries, Compton Green - Williamstown</p>
 <p>from property: 0.3km</p>	<h3>145 Blackshaws Road Newport VIC 3015</h3> <p>Latest ad price: \$430/W</p> <p>Campaign period: 03/05/2017 - 13/07/2017</p> <p>Days on Market: 78</p>	<div>  4  1  6  Approx. 674m² </div> <p>Lot/Plan: 22/LP12379</p> <p>Listed by: Josh Cameron, Greg Hocking Elly Partners</p>

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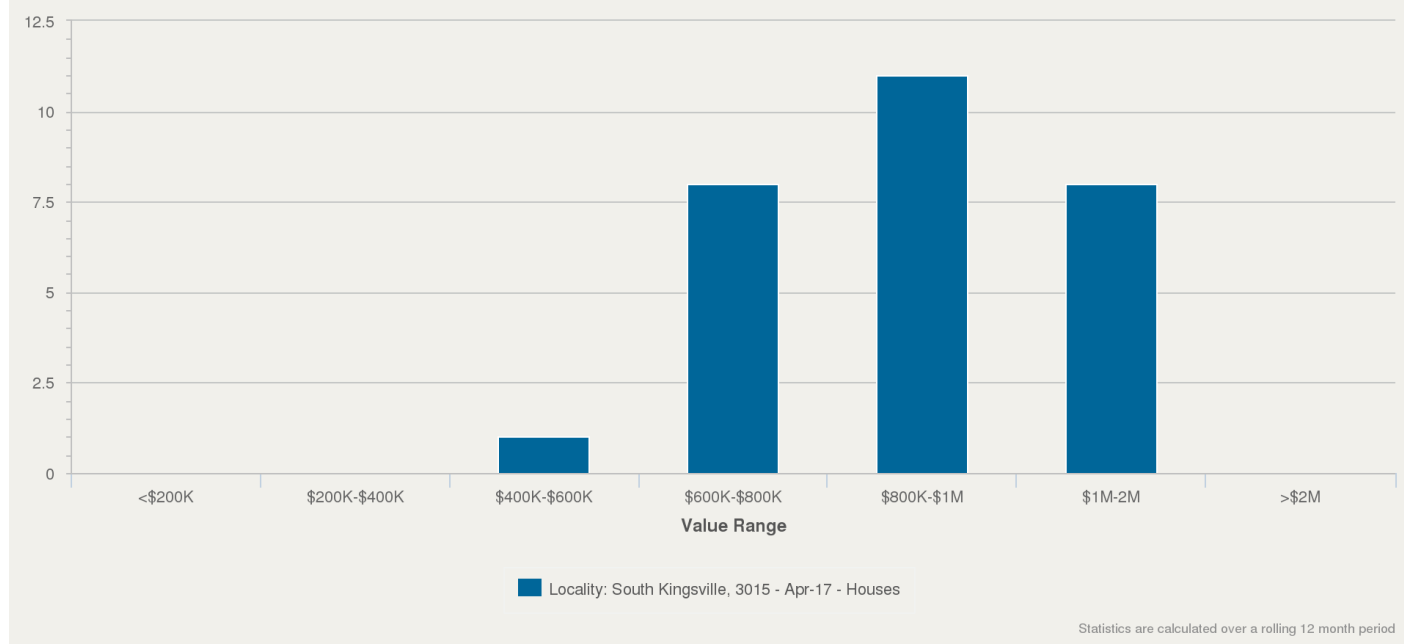
► SOUTH KINGSVILLE INSIGHTS

Here we help you understand more about the property's suburb including key metrics such as sales activity, price growth and rental yield.

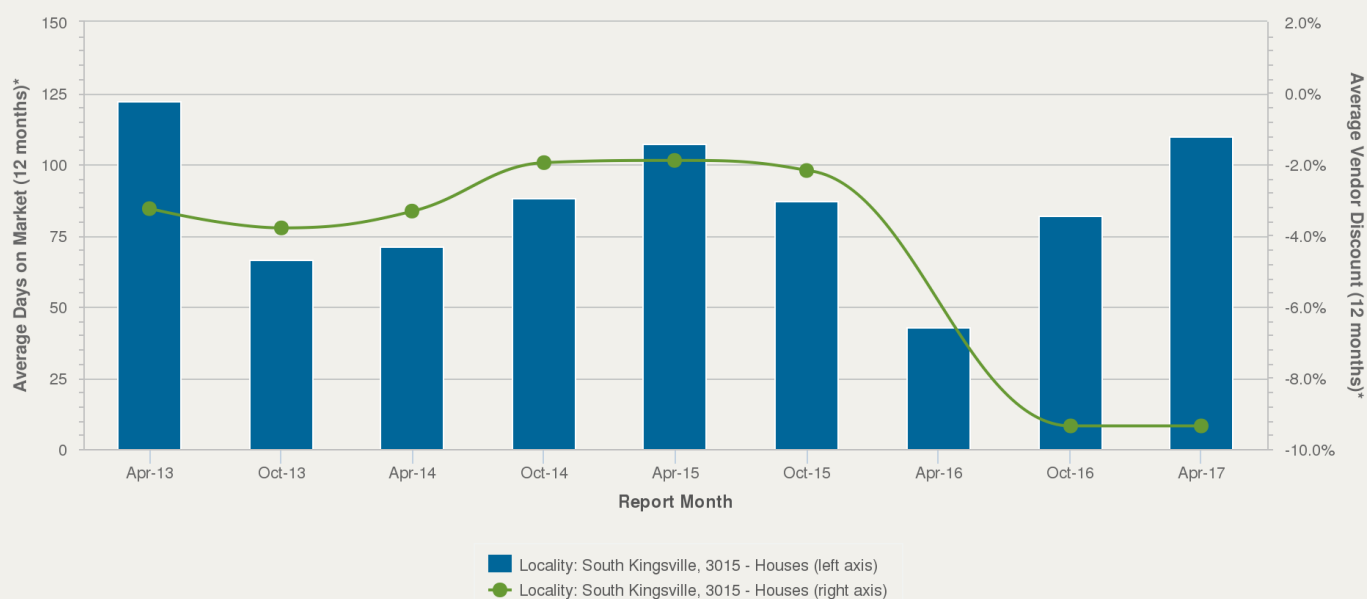
Number Sold (12 months) vs. Median Sale Price (12 months)



Number Sold by Price (12 months)



Average Days on Market (12 months) vs. Average Vendor Discount (12 months)

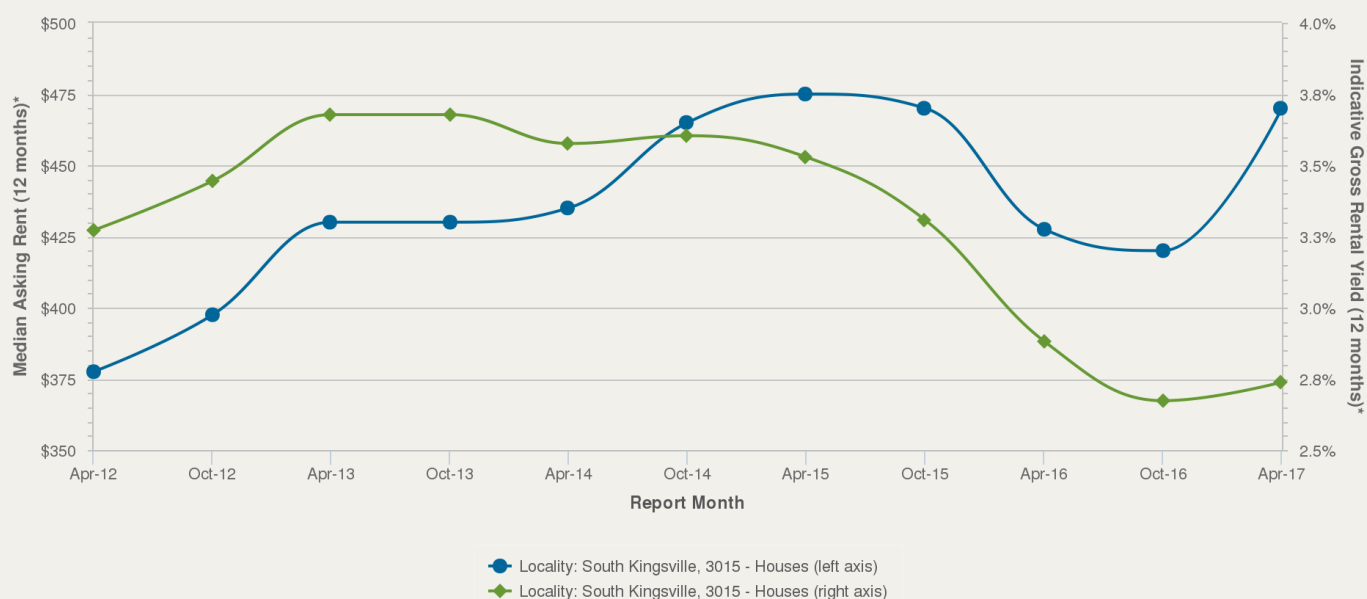


*Statistics are calculated over a rolling 12 month period

Period	Median Value for Houses	Change in Median Value (12 months)
Apr-2017	\$933,284	↑ 13.6%
Apr-2016	\$821,823	↑ 15.1%
Apr-2015	\$714,190	↑ 10.3%
Apr-2014	\$647,590	↑ 16.4%
Apr-2013	\$556,367	↓ -10.1%

Statistics are calculated at the end of the displayed month

Median Asking Rent (12 months) vs. Indicative Gross Rental Yield (12 months)



*Statistics are calculated over a rolling 12 month period

► DISCLAIMER

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Publisher

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