



# COMPARATIVE MARKET ANALYSIS

8 SYLVANWOOD CRESCENT, NARRE WARREN, VIC 3805

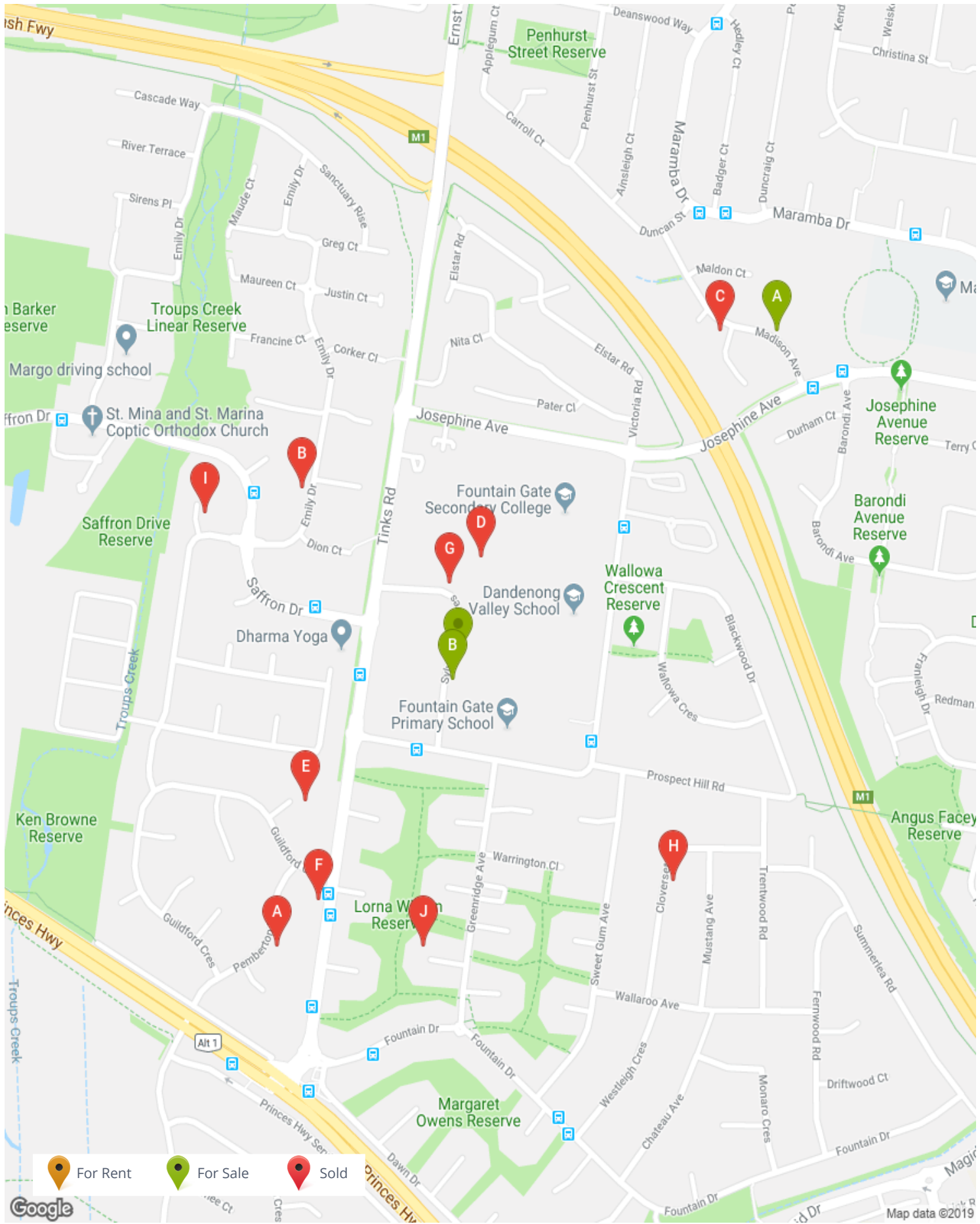
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## Comparable Properties Map



## Nearby Comparable For Sale Properties

There are 4 properties selected within the radius of 1000.0m from the focus property. The lowest for sale price is \$540,000 and the highest for sale price is \$589,000 with a median sale price of \$546,245. Days listed ranges from 4 to 166 days with the average currently at 67 days for these selected properties.

### 14A MADISON AVE, NARRE WARREN 3805

UBD Ref: Melbourne - 380 Q16  
Distance from Property: 754m

 3  2  1



Property Type: House  
Area: 455 m<sup>2</sup>  
RPD: 2//PS339517

Features:

Current List Price: **\$540,000 - \$594,000**

First List Price: \$540,000 - \$594,000

Date Listed: 13/09/2019 Days Listed: **4 Days**

Listed Price Change:



### 6/6-8 SYLVANWOOD CRES, NARRE WARREN 3805

UBD Ref: Melbourne - 380 N18  
Distance from Property: 34m

 3  2  1



Property Type: House  
Area: 2,164 m<sup>2</sup> (16 m<sup>2</sup>)  
RPD: 22//LP73701

Features:

Current List Price: **\$569k ! CONSTRUCTION**

First List Price: \$569k ! CONSTRUCTION STARTED

Date Listed: 17/06/2019 Days Listed: **93 Days**

Listed Price Change:



### 17A PRINCESS DOMAIN DR, HALLAM 3803

 3  2  1



Property Type: House  
Area:  
RPD:

Features:

Current List Price: **\$585,000 - \$635,000**

First List Price: \$ 585,000 - \$635,000

Date Listed: 05/04/2019 Days Listed: **166 Days**

Listed Price Change:

### GLEDHILL ST, NARRE WARREN 3805

 4  2  2



Property Type: House  
Area: 268 m<sup>2</sup>  
RPD:

Features:

Current List Price: **\$589,000**

First List Price: \$589,000

Date Listed: 12/09/2019 Days Listed: **6 Days**

Listed Price Change:

## Nearby Comparable Sold Properties

There are 10 sold properties selected within the radius of 500.0m from the focus property. The lowest sale price is \$0 and the highest sale price is \$615,500 with a median sale price of \$522,500.

### 10 PEMBERTON DR, NARRE WARREN, VIC 3805

UBD Ref: Melbourne - 380 M20  
Distance from Property: 552m   






Property Type: House  
Area: 860 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$716  
RPD: 56//LP120717

Features:

Sale Price: **\$615,500 (Agents Advice - Sale)**  
Sale Date: 06/09/2019 Days to Sell:  
Last Price: Chg %:  
First Price: Chg %:



### 13 EMILY DR, NARRE WARREN, VIC 3805

UBD Ref: Melbourne - 380 M17  
Distance from Property: 379m   



Property Type: House  
Area: 562 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$861  
RPD: 30//LP217144

Features:

Sale Price: **\$484,000 (Normal Sale)**  
Sale Date: 15/08/2019 Days to Sell:  
Last Price: Chg %:  
First Price: Chg %:



### 13 MADISON AVE, NARRE WARREN, VIC 3805

UBD Ref: Melbourne - 380 Q16  
Distance from Property: 685m   




Property Type: House  
Area: 347 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$1,239  
RPD: 1//PS339496

Features:

Sale Price: **\$430,000 (Normal Sale)**  
Sale Date: 22/06/2019 Days to Sell:  
Last Price: Chg %:  
First Price: Chg %:



### 10/16 SYLVANWOOD CRES, NARRE WARREN, VIC 3805

UBD Ref: Melbourne - 380 N17  
Distance from Property: 164m   






Property Type: House  
Area: 205 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$0  
RPD: 11//PS817104

Features:

Sale Price: **\$0 (Agents Advice - Sale)**  
Sale Date: 21/06/2019 Days to Sell:  
Last Price: Chg %:  
First Price: Chg %:



### 5 DIANELLA CRT, NARRE WARREN, VIC 3805

UBD Ref: Melbourne - 380 M19  
Distance from Property: 346m   






Property Type: House  
Area: 733 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$764  
RPD: 151//LP120718

Features:

Sale Price: **\$560,000 (Agents Advice - Sale)**  
Sale Date: 19/06/2019 Days to Sell:  
Last Price: Chg %:  
First Price: Chg %:



### 27 TINKS RD, NARRE WARREN, VIC 3805

UBD Ref: Melbourne - 380 M19  3  2  6  
Distance from Property: 450m



Property Type: House  
Area: 656 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$823  
RPD: 85//LP120718

Features:

Sale Price: **\$540,000 (Normal Sale)**  
Sale Date: 24/05/2019 Days to Sell:  
Last Price: Chg %:  
First Price: Chg %:



### 16 SYLVANWOOD CRES, NARRE WARREN, VIC 3805

UBD Ref: Melbourne - 380 N17  3  2  2  
Distance from Property: 119m





Property Type: House  
Area: 3,066 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$0  
RPD: 17//LP73701

Features:

Sale Price: **\$0 (Agents Advice - Sale)**  
Sale Date: 07/05/2019 Days to Sell:  
Last Price: Chg %:  
First Price: Chg %:



### 20 CLOVERSET AVE, NARRE WARREN, VIC 3805

UBD Ref: Melbourne - 380 P19  3  1  2  
Distance from Property: 510m



Property Type: House  
Area: 660 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$788  
RPD: 282//LP86238

Features:

Sale Price: **\$520,000 (Normal Sale)**  
Sale Date: 10/04/2019 Days to Sell:  
Last Price: Chg %:  
First Price: Chg %:



### 8 ANNA CRT, NARRE WARREN, VIC 3805

UBD Ref: Melbourne - 380 L17  3  2  4  
Distance from Property: 493m






Property Type: House  
Area: 671 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$827  
RPD: 61//PS315757

Features:

Sale Price: **\$555,000 (Normal Sale)**  
Sale Date: 03/04/2019 Days to Sell:  
Last Price: Chg %:  
First Price: Chg %:



### 8 PINELANDS CRT, NARRE WARREN, VIC 3805

UBD Ref: Melbourne - 380 N19  3  2  1  
Distance from Property: 459m



Property Type: House  
Area: 761 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$690  
RPD: 31//LP74154

Features:

Sale Price: **\$525,000 (Normal Sale)**  
Sale Date: 30/03/2019 Days to Sell:  
Last Price: Chg %:  
First Price: Chg %:



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