

COMPARATIVE MARKET ANALYSIS

46 HIRDS ROAD, HEATHCOTE, VIC-3523

PREPARED BY HEATHCOTE REAL ESTATE, 1/119 HIGH ST HEATHCOTE





Carol Messer
46 Hirds Road
Heathcote, VIC, 3523

Dear Carol & Kevin Messor

RE: Property Appraisal 46 Hirds Road Heathcote 3523

Thank you for your invitation to appraise your property and provide you with an appraisal as to what your property may be worth in today's market.

We have based this appraisal on current market conditions as well our extensive knowledge of the property market in the local area.

Should you have any questions relating to the information contained with this document please feel free to contact me on the details below.

Thank you again for the opportunity to access your property and for considering the services of our office. I look forward to working with you soon.

Kind Regards

Heathcote Real Estate
1/119 High St Heathcote
Email: adrian@heathcoterealestate.com.au
Phone: 03 54332036

46 HIRDS ROAD, HEATHCOTE, VIC 3523



Owner Details

Owner Name(s): THE PROPRIETORS
 Owner Address: N/A
 Phone(s):

Owner Type: Owner Occupied

Property Details

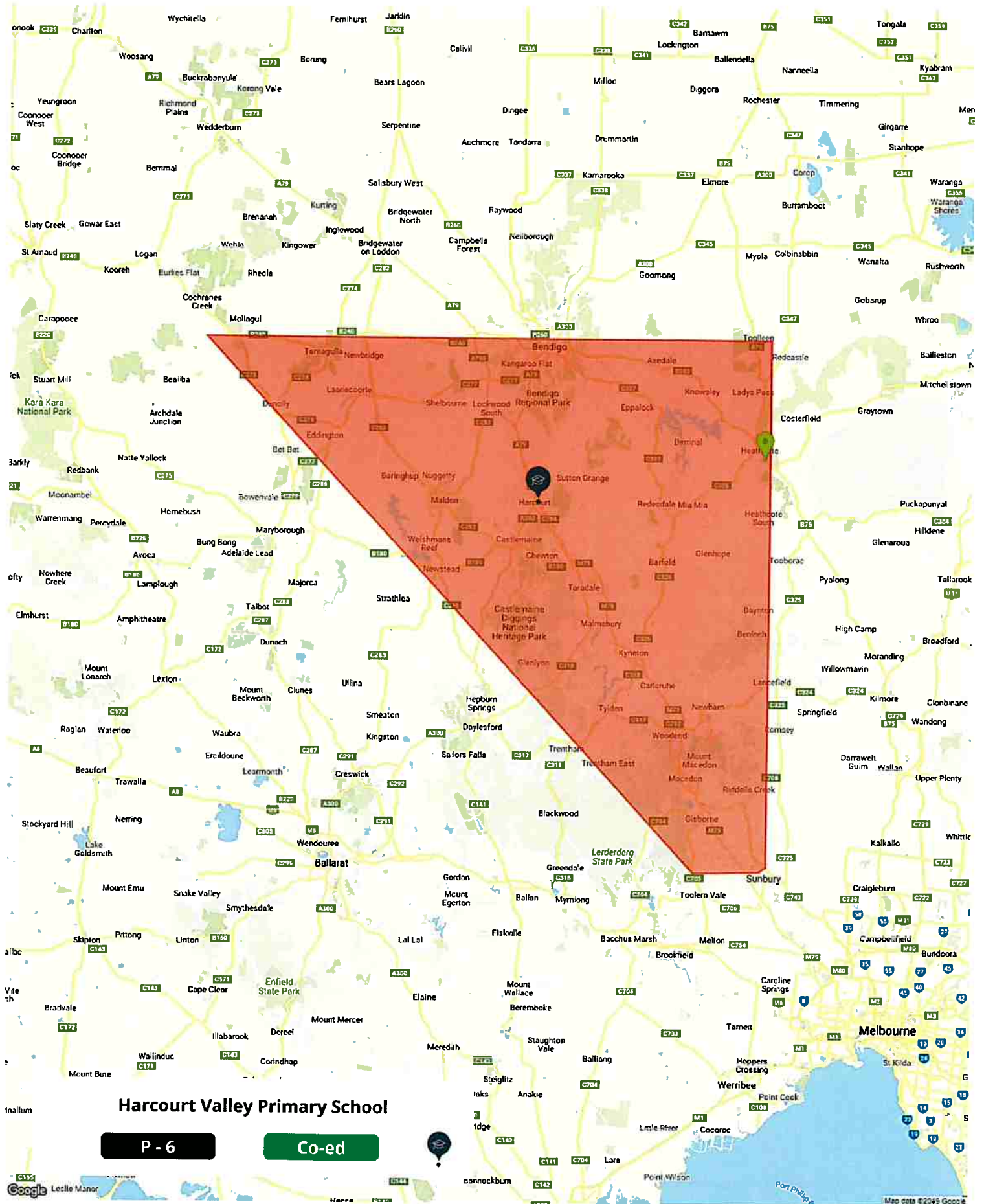
Property Type: House - N/A
 RPD: 1//TP831473 (9399653)

Land Use: VACANT RESIDENTIAL DWELLING SITE/SURVEYED LOT
 Zoning: RURAL LIVING ZONE
 Council: GREATER BENDIGO CITY
 Features:

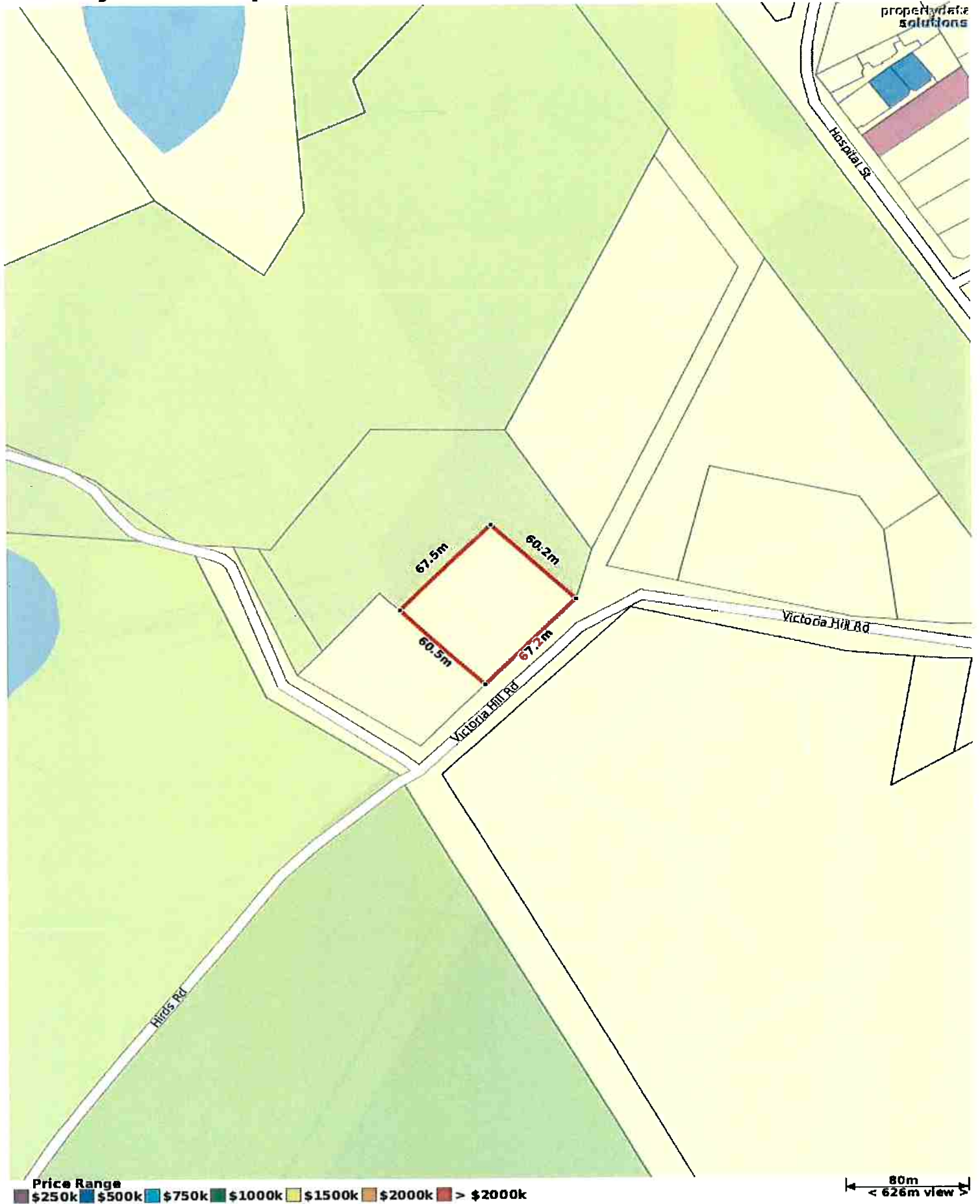
- 2 2

Area: 4,007 m²
 Area \$/m²: \$16
 Water/Sewerage:
 Property ID: 5831190 / VIC45274804
 UBD Ref: UBD Ref:

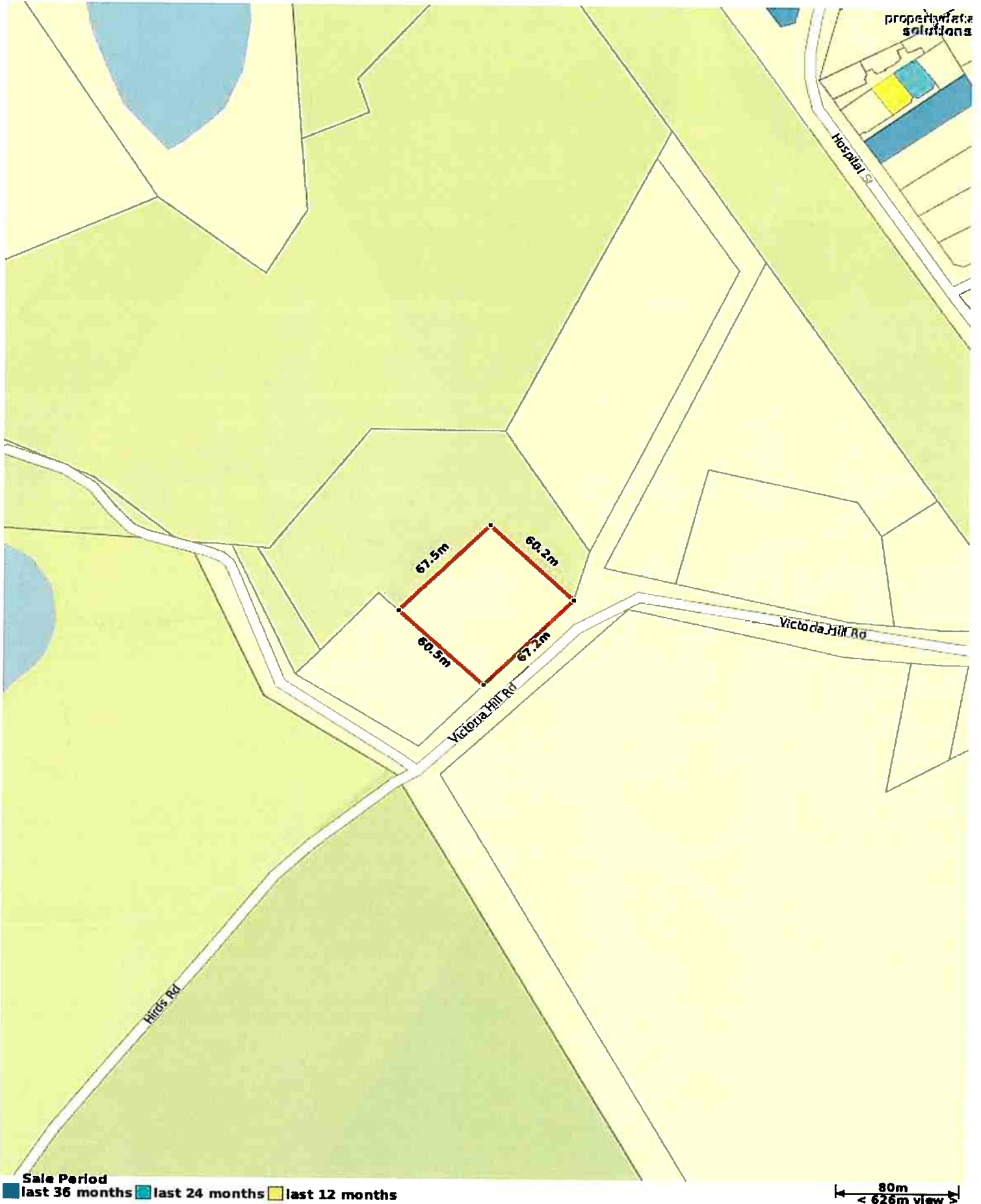
School Catchment Areas



Nearby Sold Properties (Price Range)



Nearby Sold Properties (Sale Date)



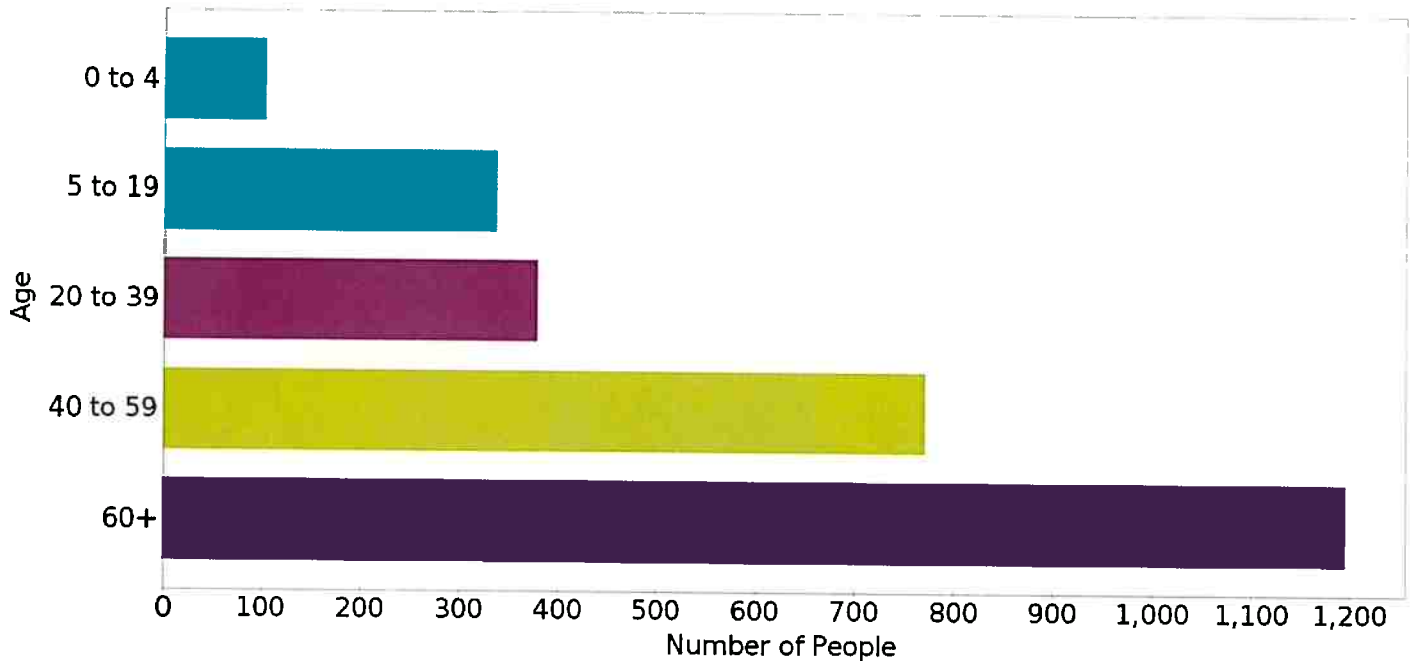
Nearby Properties For Sale



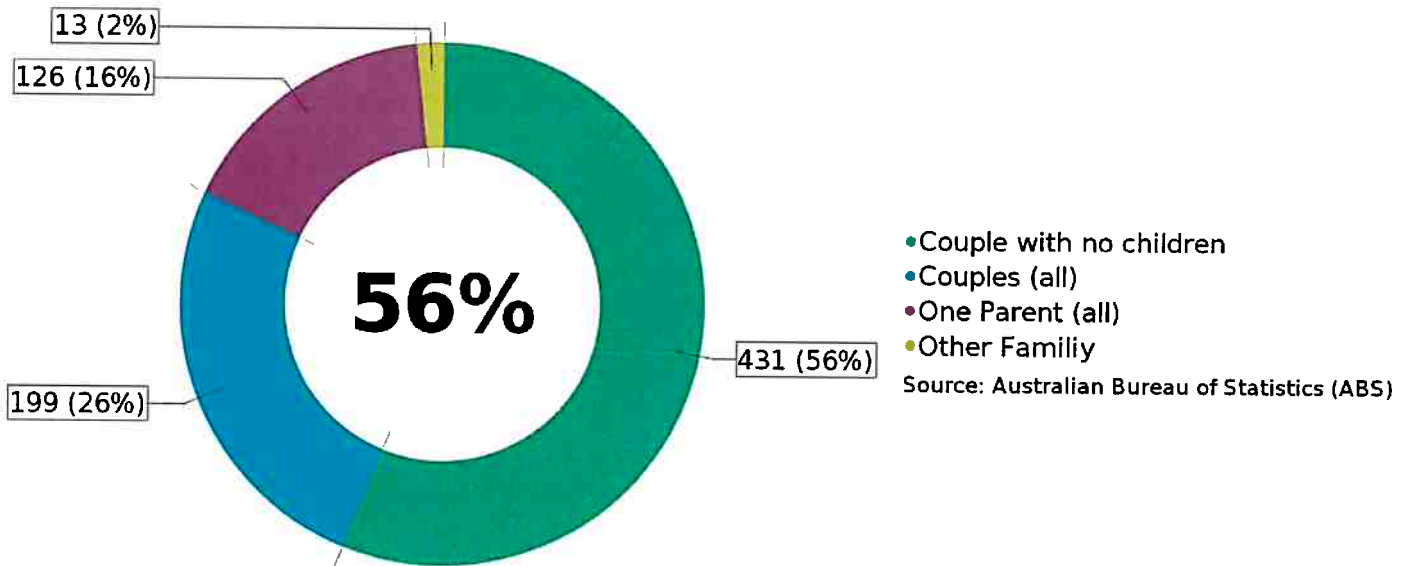
For Sale Price Range
\$250k \$500k \$750k \$1000k \$1500k \$2000k > \$2000k

80m
< 626m view vt

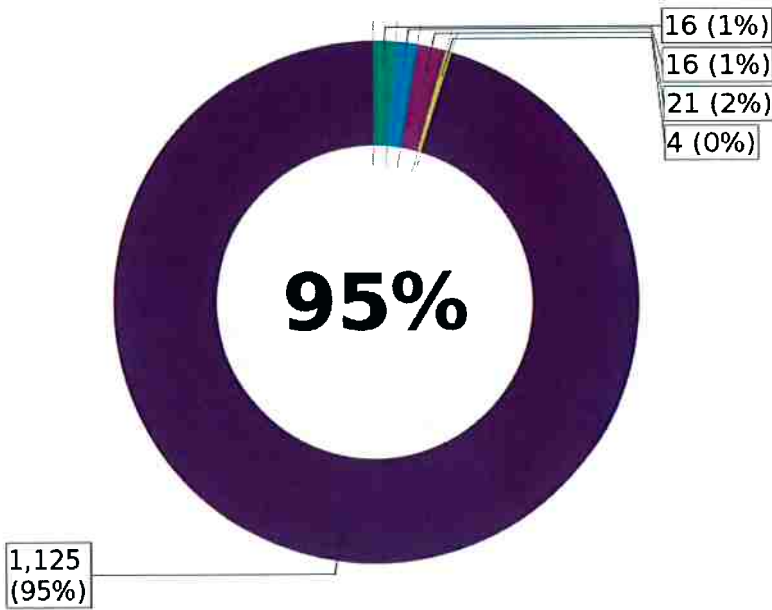
Age of Population (2016)



Family Composition (2016)



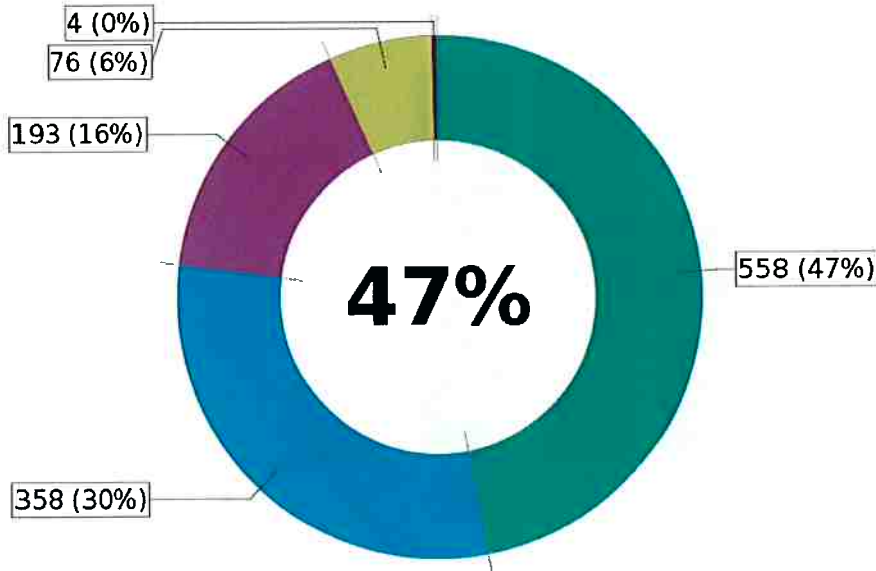
Dwelling Structure (2016)



- Flat
- Not Stated
- Other
- Semi/Terrace
- Separate House

Source: Australian Bureau of Statistics (ABS)

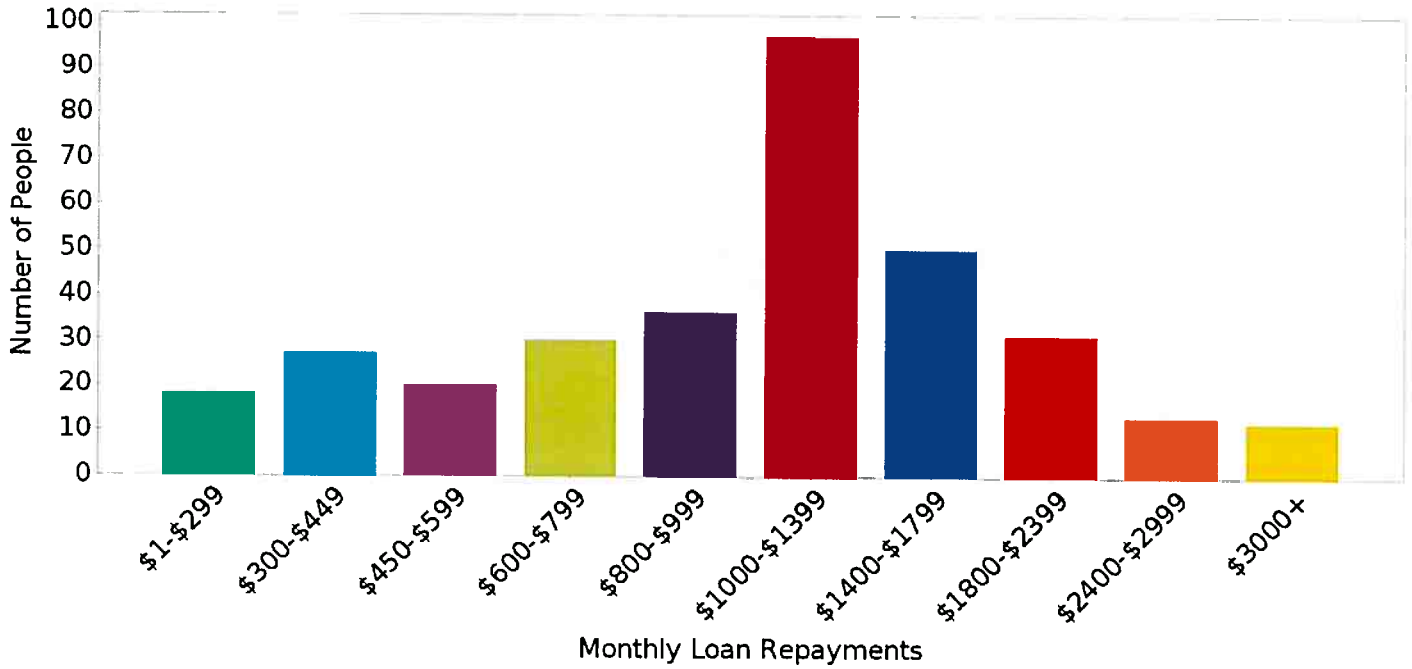
Home Ownership (2016)



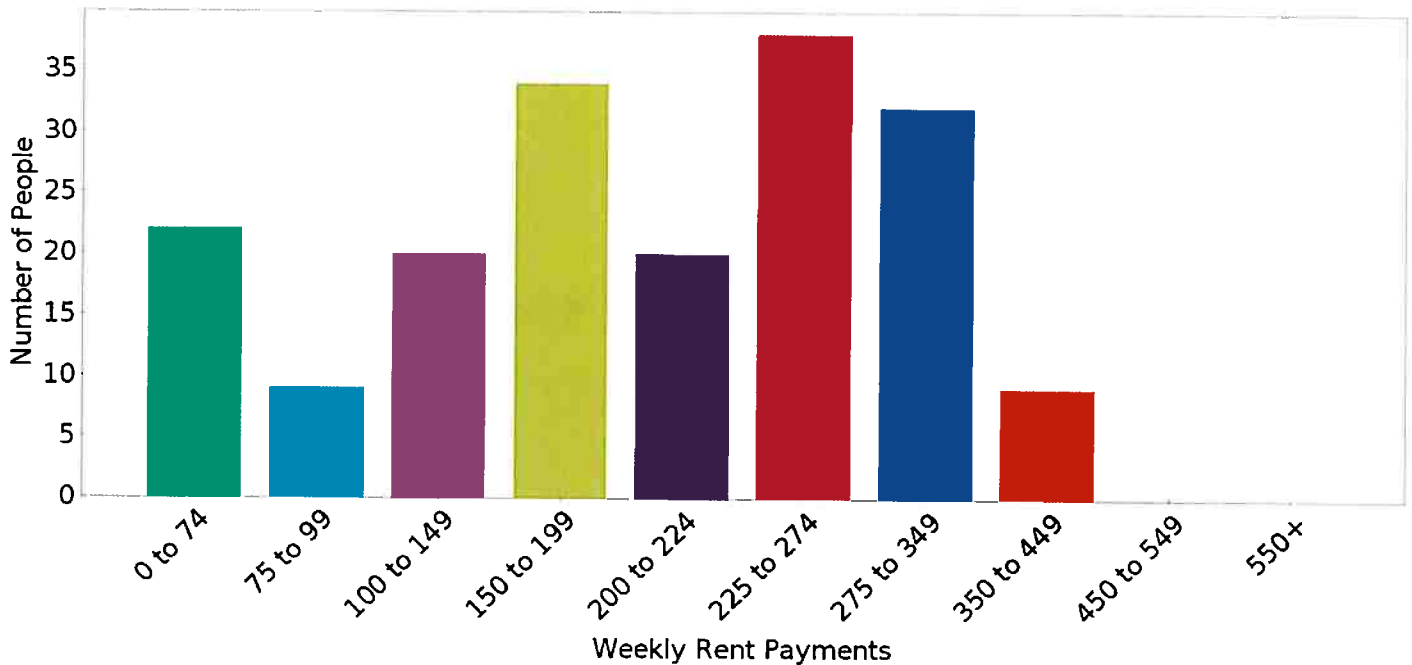
- Fully Owned
- Purchasing
- Rented
- Not Stated
- Other tenure type

Source: Australian Bureau of Statistics (ABS)

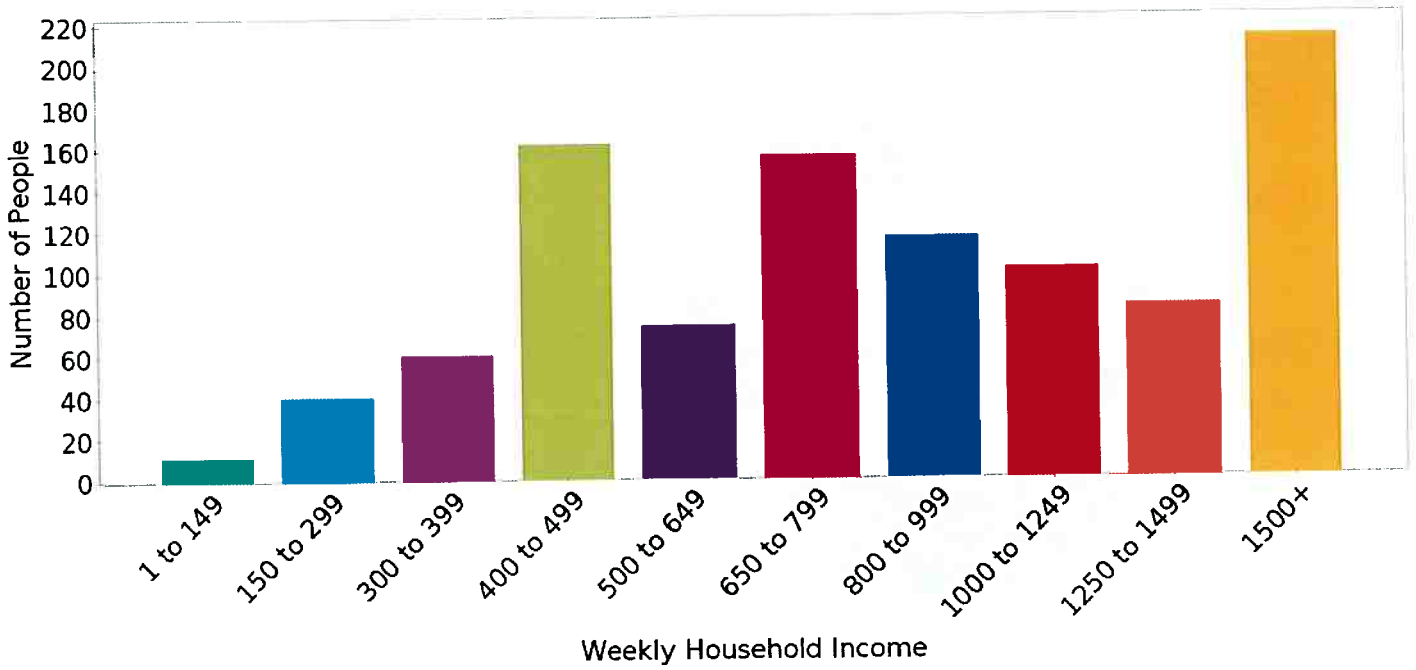
Home Loan Repayments - Monthly (2016)



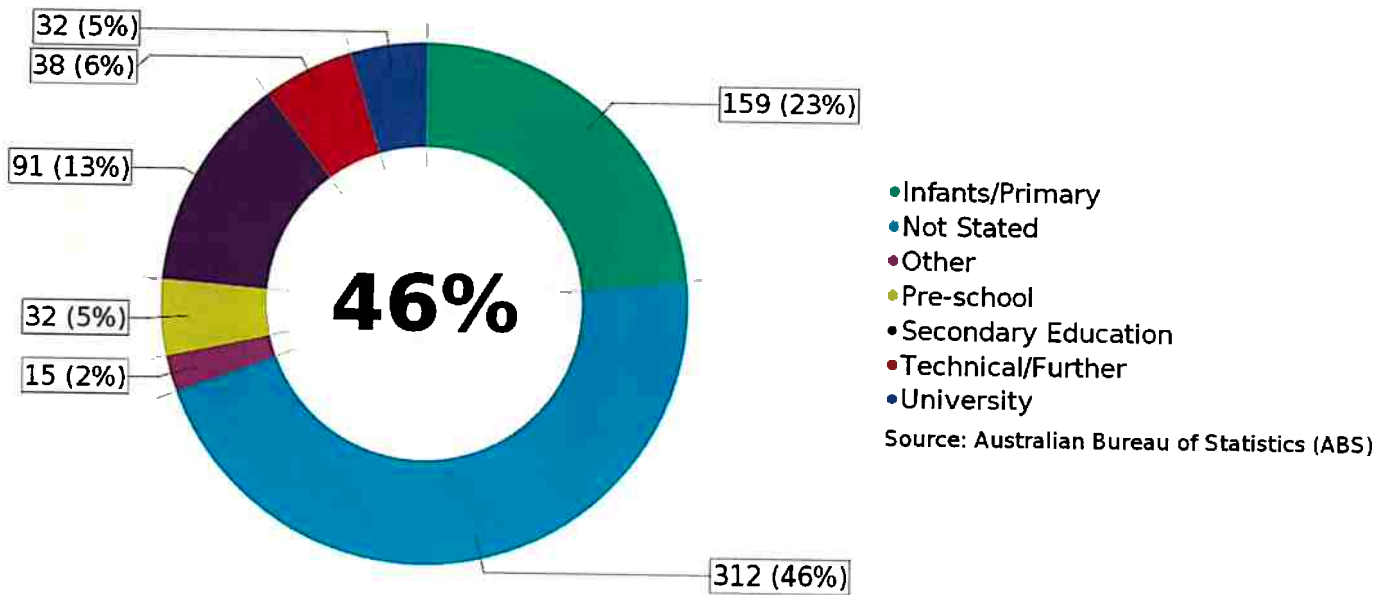
Rent Payments - Weekly (2016)



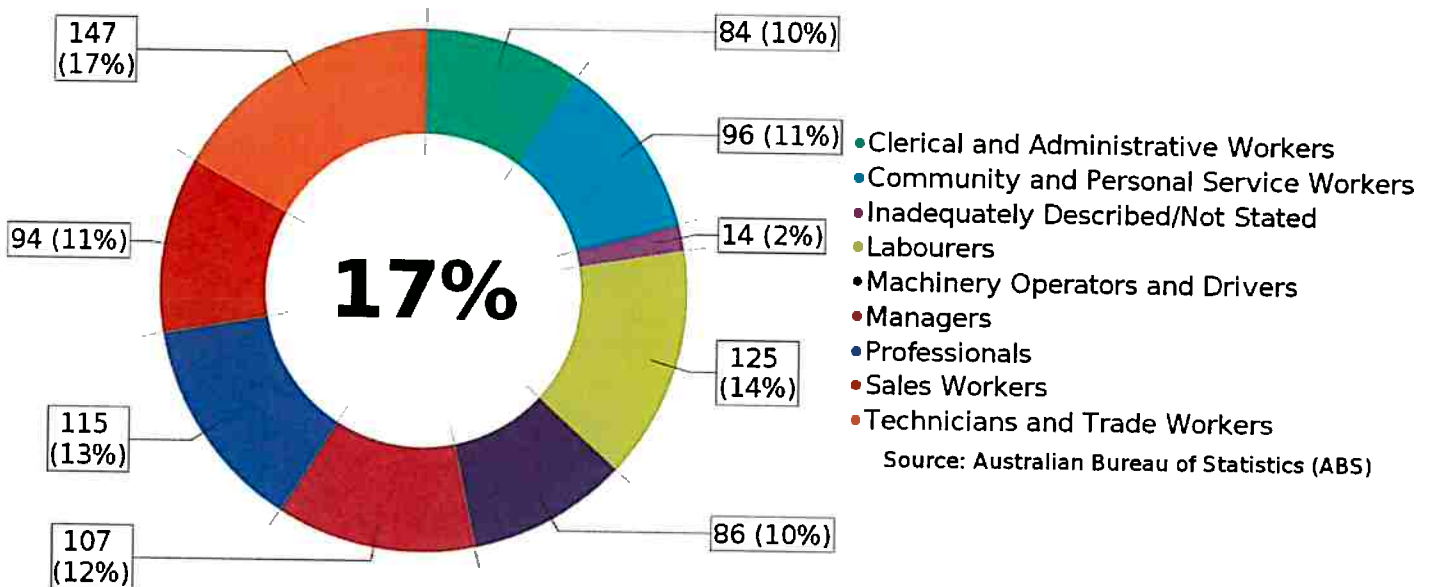
Household Income - Weekly (2016)



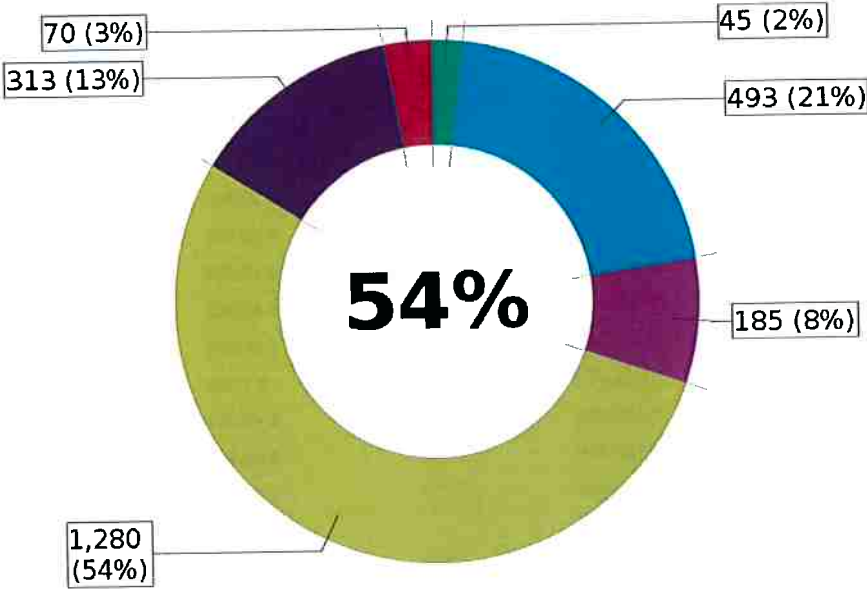
Non-School Qualification: Level of Education (2016)



Occupation (2016)

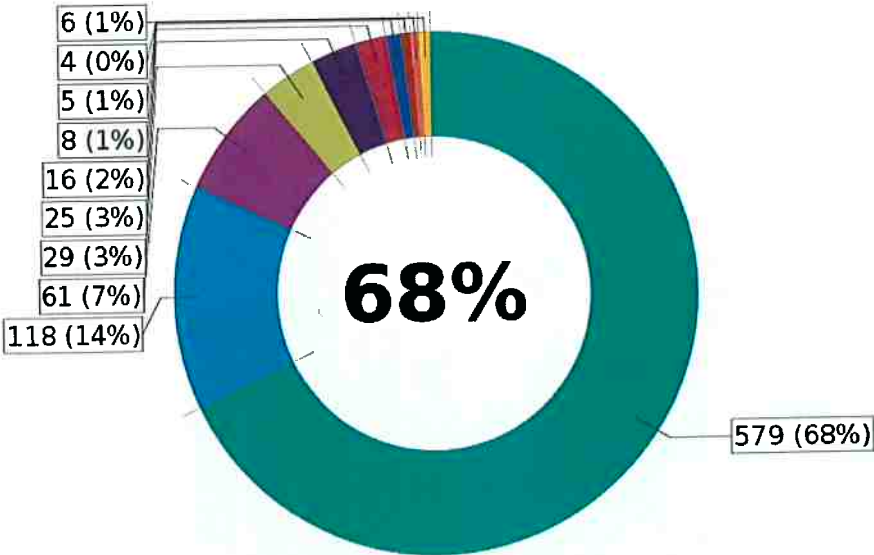


Employment (2011)



- Employed: away for work
 - Full-Time
 - Labour force status not stated
 - Not in the labour force
 - Part-Time
 - Unemployed, looking for work
- Source: Australian Bureau of Statistics (ABS)

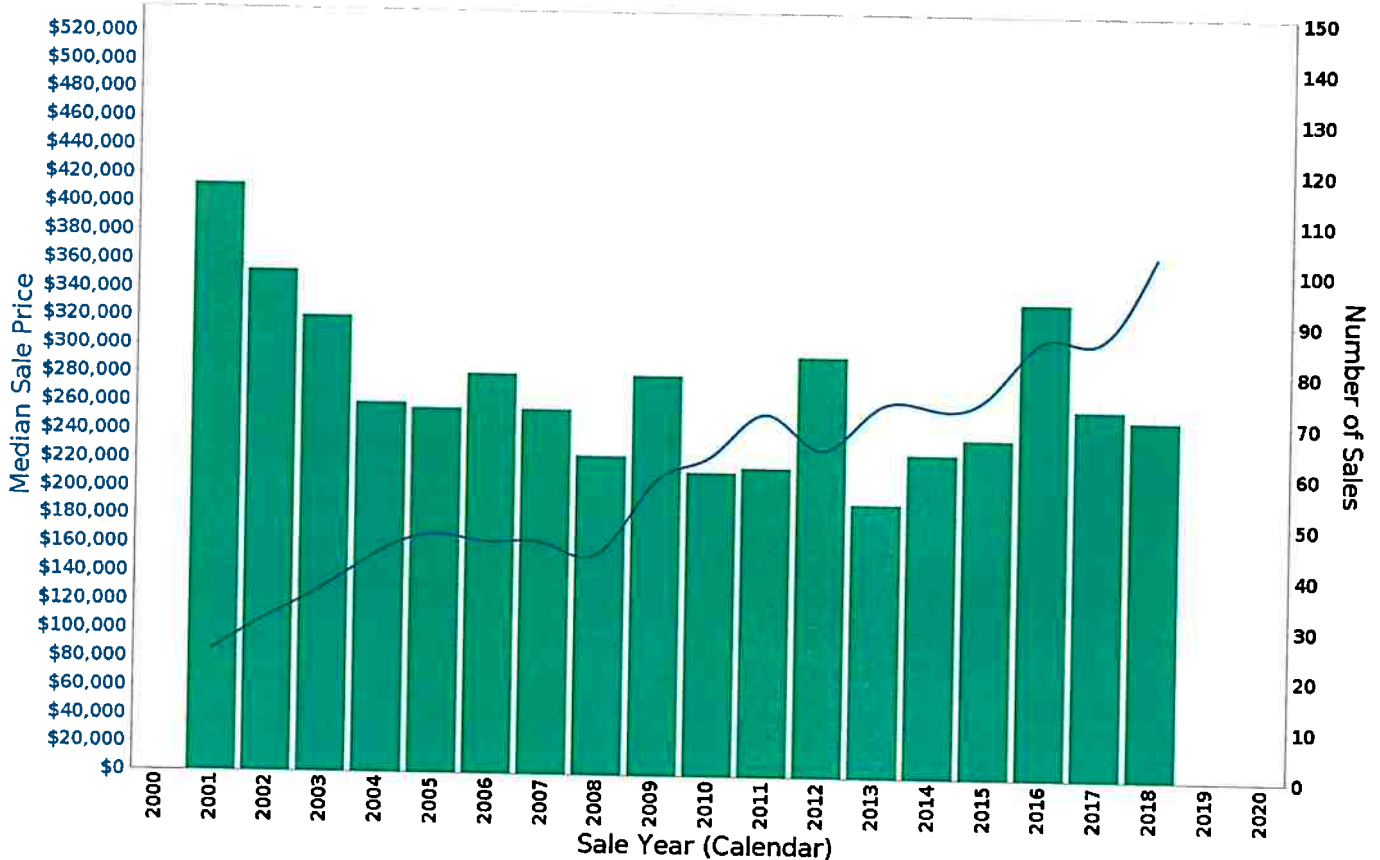
Method of Travel to Work (2016)



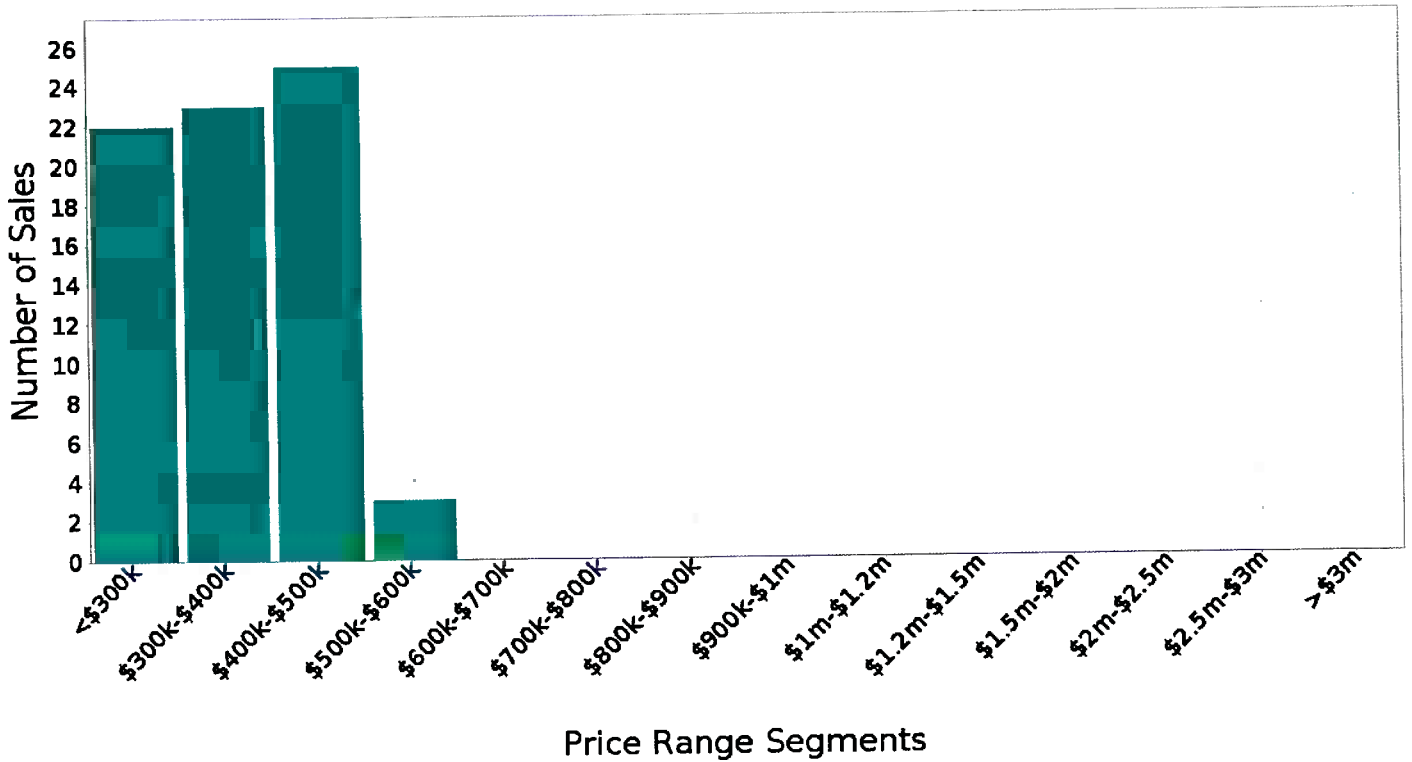
- Car (driver)
 - Did not go to work
 - Worked at home
 - Walked only
 - Car (Pas.)
 - Truck
 - Not Stated
 - Other
 - Other two
 - Other Categories
- Source: Australian Bureau of Statistics (ABS)

Sales & Growth Chart (House)

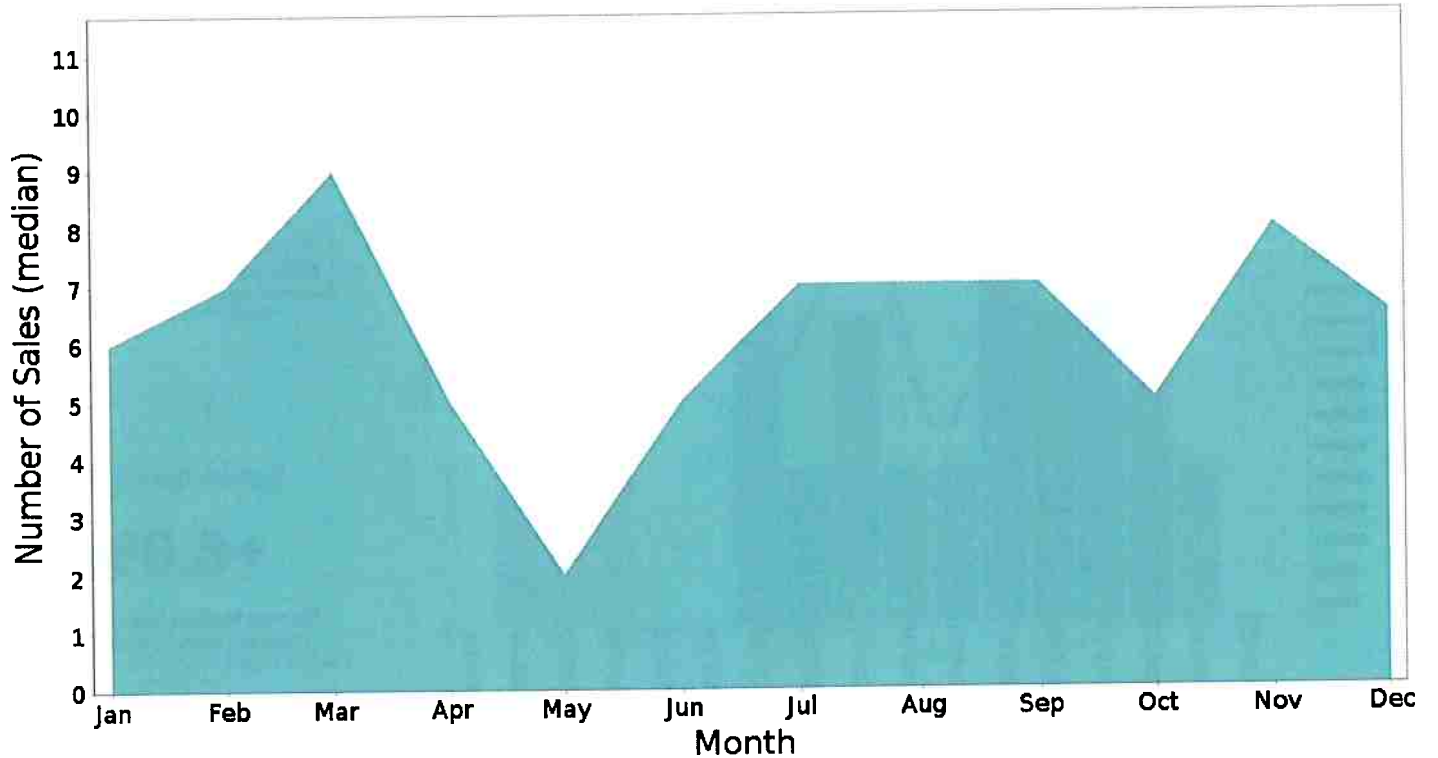
Year	No. of Sales	Average	Median	Growth	Low	High
2001	116	\$ 91,217	\$ 85,500		\$ 5,000	\$ 210,000
2002	99	\$ 113,063	\$ 109,000	27.5 %	\$ 15,000	\$ 275,000
2003	90	\$ 132,694	\$ 130,000	19.3 %	\$ 10,000	\$ 276,000
2004	73	\$ 161,172	\$ 155,000	19.2 %	\$ 28,000	\$ 335,000
2005	72	\$ 173,021	\$ 168,000	8.4 %	\$ 27,500	\$ 357,750
2006	79	\$ 167,284	\$ 163,000	-3.0 %	\$ 32,000	\$ 329,000
2007	72	\$ 177,014	\$ 162,500	-0.3 %	\$ 10,000	\$ 420,000
2008	63	\$ 171,770	\$ 156,000	-4.0 %	\$ 60,000	\$ 347,500
2009	79	\$ 214,427	\$ 207,000	32.7 %	\$ 65,000	\$ 490,000
2010	60	\$ 220,103	\$ 225,000	8.7 %	\$ 1,200	\$ 410,000
2011	61	\$ 254,787	\$ 255,000	13.3 %	\$ 45,000	\$ 495,000
2012	83	\$ 239,378	\$ 230,000	-9.8 %	\$ 68,000	\$ 410,000
2013	54	\$ 270,824	\$ 260,000	13.0 %	\$ 27,500	\$ 480,000
2014	64	\$ 269,949	\$ 260,000		\$ 80,000	\$ 535,000
2015	67	\$ 281,292	\$ 269,000	3.5 %	\$ 85,000	\$ 550,000
2016	94	\$ 323,505	\$ 308,750	14.8 %	\$ 120,000	\$ 1,670,000
2017	73	\$ 324,181	\$ 308,000	-0.2 %	\$ 122,500	\$ 505,000
2018	71	\$ 352,901	\$ 368,000	19.5 %	\$ 180,000	\$ 530,000
2019	0					



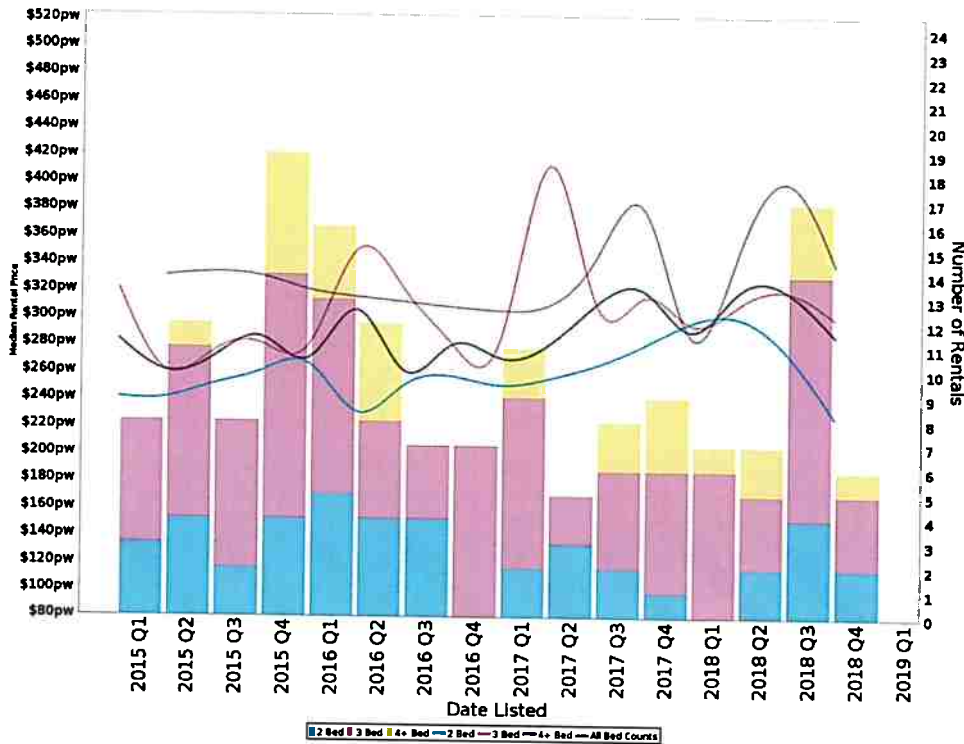
Price Segmentation



Peak Selling Periods



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+19.5%

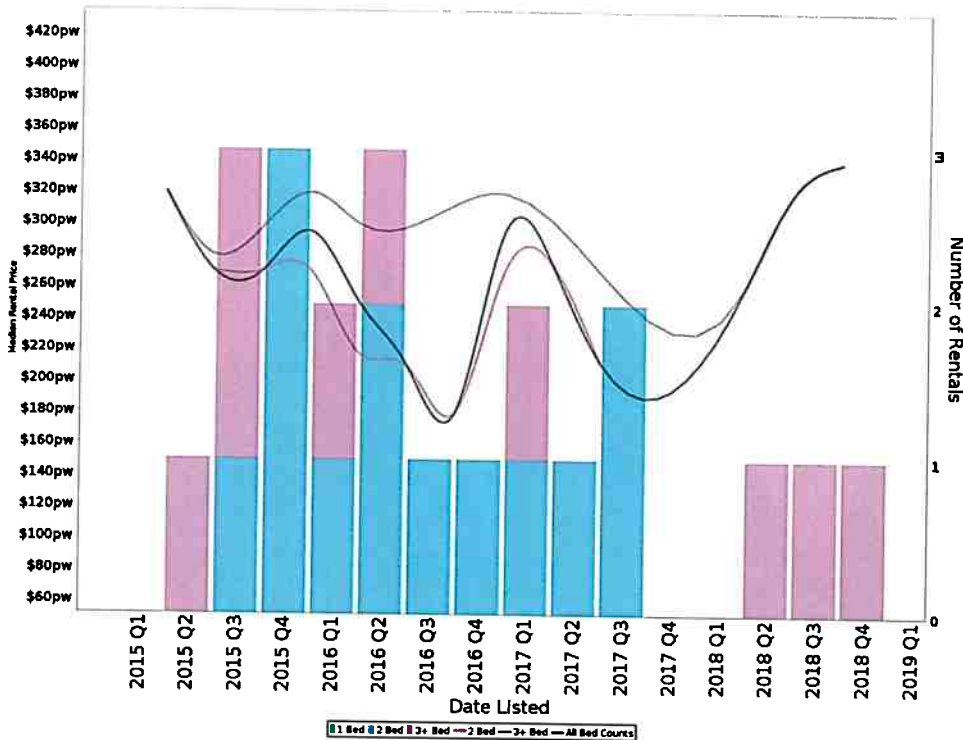
Current Median Price: \$368,000
Previous Median Price: \$308,000
Based on 144 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.8%

Current Median Price: \$368,000
Current Median Rent: \$270
Based on 47 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+23.7%

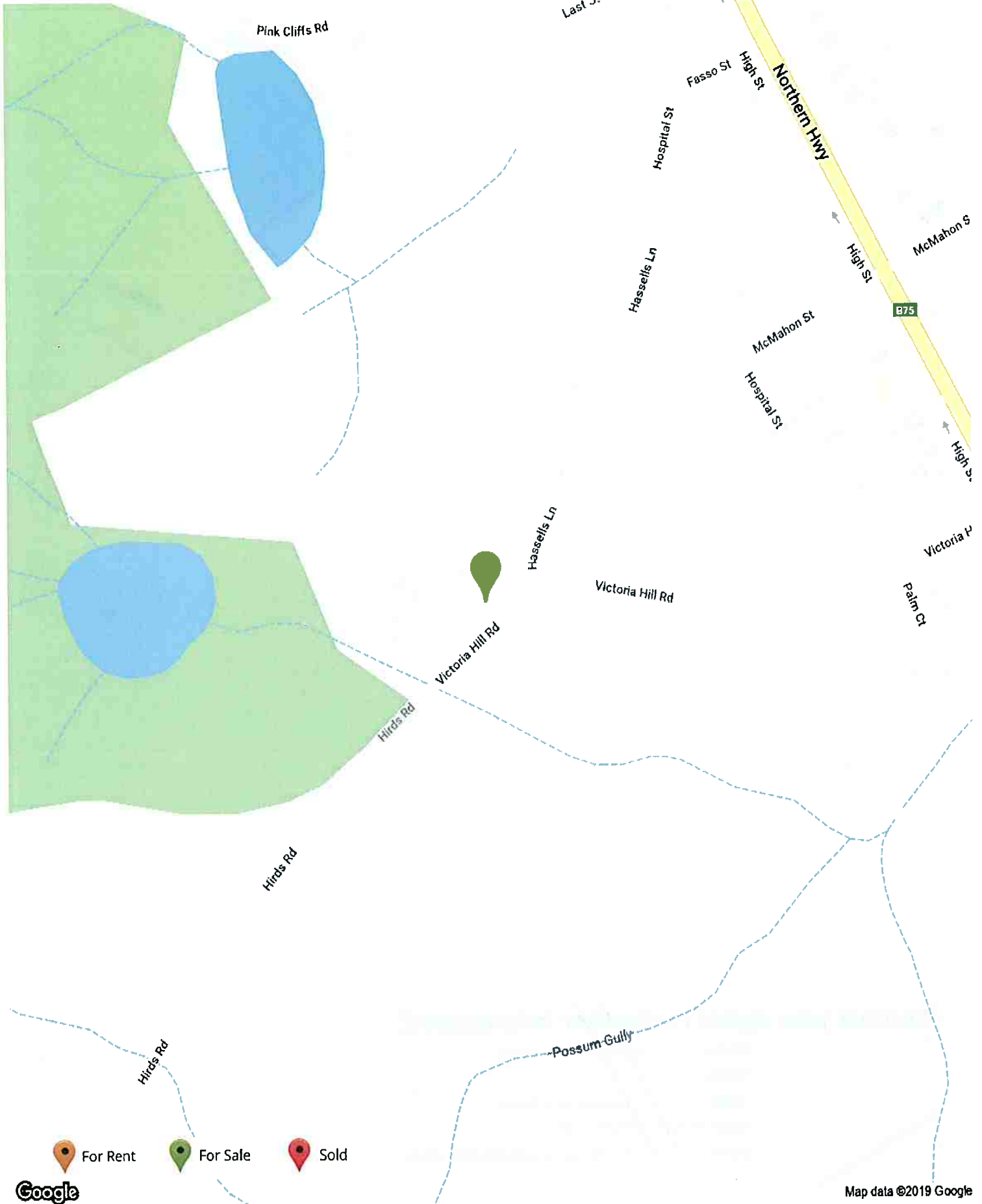
Current Median Price: \$235,000
Previous Median Price: \$190,000
Based on 13 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+6.0%

Current Median Price: \$235,000
Current Median Rent: \$270
Based on 7 registered Unit rentals compared over the last 12 months.

Comparable Properties Map



46 HIRDS ROAD, HEATHCOTE, VIC 3523



Contact your agent for further information:

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