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COMPARATIVE MARKET ANALYSIS

52 BETHANY ROAD, HOPPERS CROSSING, VIC 3029

PREPARED BY NAMITA SINGHAL, BIGGIN & SCOTT WYNDHAM CITY

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Archit Arora
52 Bethany Road
Hoppers Crossing, VIC, 3029

Dear Harish Hashmukh Chheda

RE: Property Appraisal

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

Namita Singhal
Biggin & Scott Wyndham City
Phone: 0410093389
Office Phone: 03 9344 1555
Email: nsinghal@bigginscott.com.au

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52 BETHANY ROAD, HOPPERS CROSSING, VIC 3029



Owner Details

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

Property Details

3 1 1

Property Type: House - N/A
RPD: 645//LP206762 (9876259)
Area: 657 m²
Area $/m2: $761
Land Use: DETACHED DWELLING (UNSPECIFIED)
Water/Sewerage:
Zoning
Property ID: 4994430 / VIC1772926
Council: WYNDHAM CITY
UBD Ref: UBD Ref: 277 C15
Features: Fire Place, Built in Robes, Air Conditioned, Close to Schools, Close to Transport, Improvements: Close to Shops, Garden, Secure Parking

Sales History

Sale Amount:	Sale Date:	Vendor:	Area:	Sale Type:	Related:
$ 500,000	21/06/2018	THE PROPRIETORS	656 m²	Normal Sale	No
$ 310,000	24/11/2010	THE PROPRIETORS	656 m²	Normal Sale	No
$ 120,000	13/11/1998	THE PROPRIETORS	656 m²	Normal Sale	No
$ 45,000	01/06/1989	THE PROPRIETORS	656 m²	Normal Sale	No

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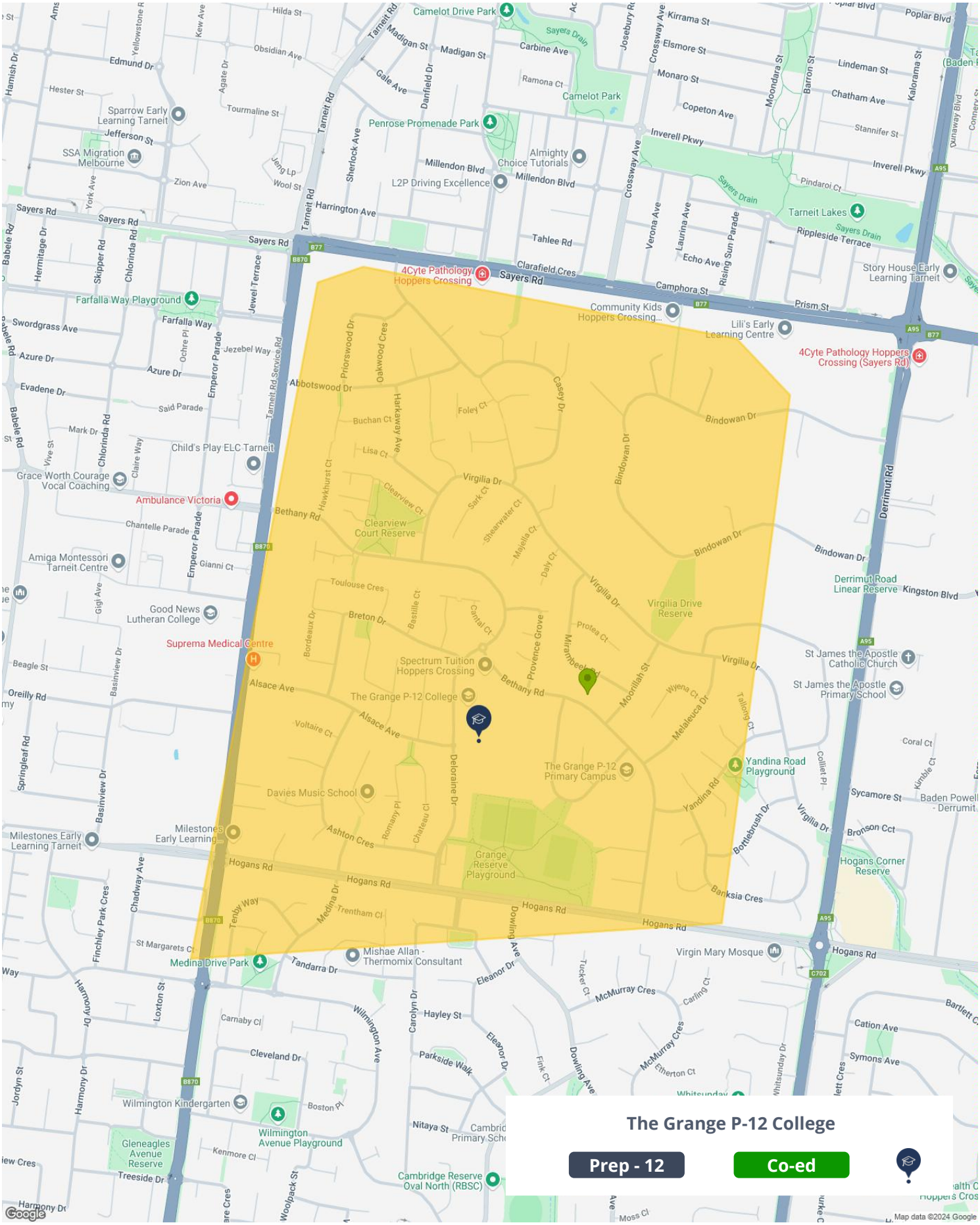
School Catchment Areas



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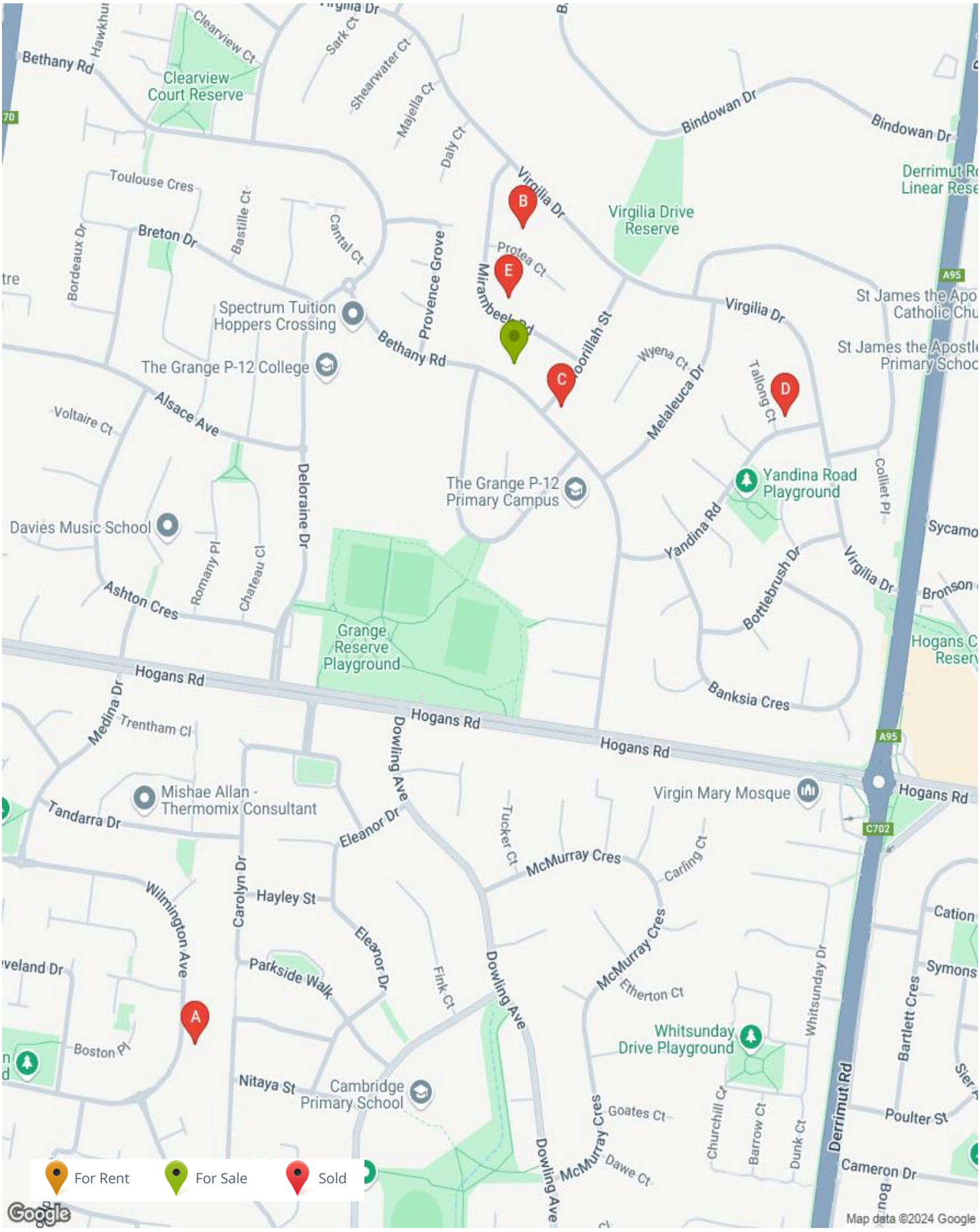
Comparable Properties Map



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Nearby Comparable Sold Properties

There are 5 sold properties selected within the radius of 500.0m from the focus property. The lowest sale price is $568,000 and the highest sale price is $780,000 with a median sale price of $630,000. Days listed ranges from 13 to 14 days with the average currently at 14 days for these selected properties.

64 WILMINGTON AVE, HOPPERS CROSSING, VIC 3029

UBD Ref: Melbourne - 277 A20
Distance from Property: 1.2km
3 2 2



Property Type: House
Area: 536 m²
Area $/m2: $1,176
RPD: 122//LP220889

Sale Price: **$630,000 (Agents Advice - Sale)**
Sale Date: 02/10/2024 Days to Sell: **14 Days**
Last Price: $580,000 - $630,000 Chg %:
First Price: $580,000-$630,000 Chg %:

Features: WALL TYPE: BRICK, ROOF TYPE: TILE, STYLE: MODERN, STOREYS: 1, BRICK AND TILE, CONTEMPORARY, ENSUITE, STUDY, BUILT IN ROBES, AIR CONDITIONED, CLOSE TO

A

3 PROTEA CRT, HOPPERS CROSSING, VIC 3029

UBD Ref: Melbourne - 277 C14
Distance from Property: 213m
3 1 2



Property Type: House
Area: 773 m²
Area $/m2: $802
RPD: 602//LP206761

Sale Price: **$620,000 (Normal Sale)**
Sale Date: 18/06/2024 Days to Sell: **13 Days**
Last Price: $550,000 - $600,000 Chg %:
First Price: $580,000 - $620,000 Chg %:

Features:

B

42 BETHANY RD, HOPPERS CROSSING, VIC 3029

UBD Ref: Melbourne - 277 C15
Distance from Property: 106m
3 2 2



Property Type: House
Area: 635 m²
Area $/m2: $1,189
RPD: 581//LP206760

Sale Price: **$755,000 (Normal Sale)**
Sale Date: 22/05/2024 Days to Sell:
Last Price: Chg %:
First Price: Chg %:

Features:

C

14 TALLONG CRT, HOPPERS CROSSING, VIC 3029

UBD Ref: Melbourne - 277 E15
Distance from Property: 473m
3 1 4



Property Type: House
Area: 650 m²
Area $/m2: $874
RPD: 249//LP135434

Sale Price: **$568,000 (Normal Sale)**
Sale Date: 24/04/2024 Days to Sell:
Last Price: Chg %:
First Price: Chg %:

Features:

D

13 MIRAMBEEK RD, HOPPERS CROSSING, VIC 3029

UBD Ref: Melbourne - 277 C15
Distance from Property: 104m
4 2 2



Property Type: House
Area: 698 m²
Area $/m2: $1,117
RPD: 621//LP206762

Sale Price: **$780,000 (Normal Sale)**
Sale Date: 06/06/2024 Days to Sell:
Last Price: Chg %:
First Price: Chg %:

Features:

E

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Appraisal Price

This market analysis has been prepared on 08/11/2024 and all information given has been based on a current market analysis for the property listed above. Based on this, we believe this property to be estimated in the following range:

$550,000 to $570,000

Contact your agent for further information:

Agent Name:	Namita Singhal
Mobile:	0410093389
Office:	Biggin & Scott Wyndham City
Office Phone:	03 9344 1555
Email:	nsinghal@bigginscott.com.au