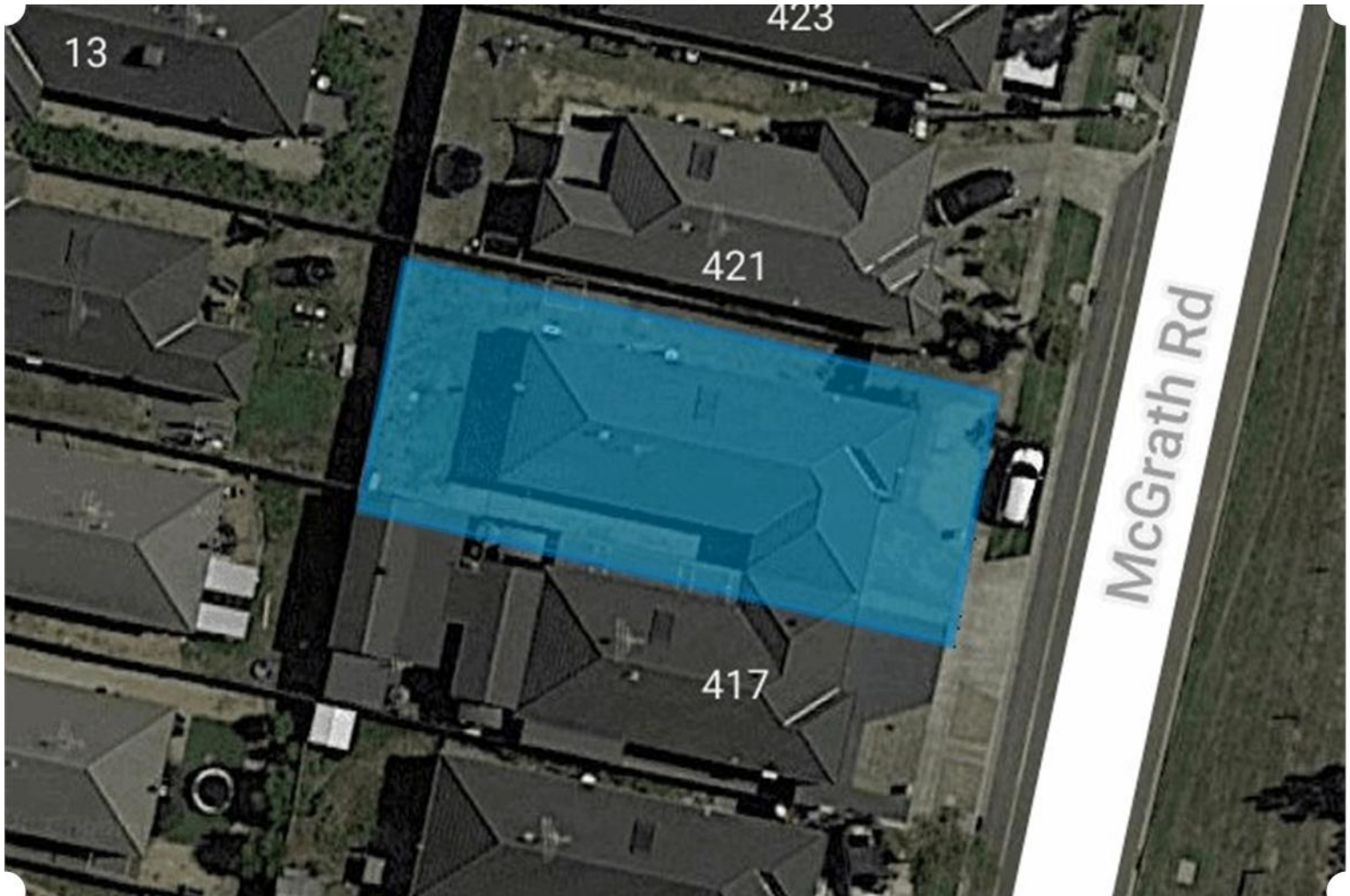


Property Report



419 Mcgrath Road,
Wyndham Vale, Vic 3024



Agent Contact

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E merryns@metrops.com.au

A Suite 9/400 Canterbury Road Surrey Hills VIC 3127



Prepared for Christoher & Kathleen Kugler
by Metro Property Sales

Account - Metro Property Management | P: 03 9831 3000



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Property Report

419 McGrath Road, Wyndham Vale, Vic 3024

Lot/Plan Number: 575/PS521551
Area: 507
Melway Map Ref: MELWAY ()
Planning Zone Number: 400
Overlay Zone:

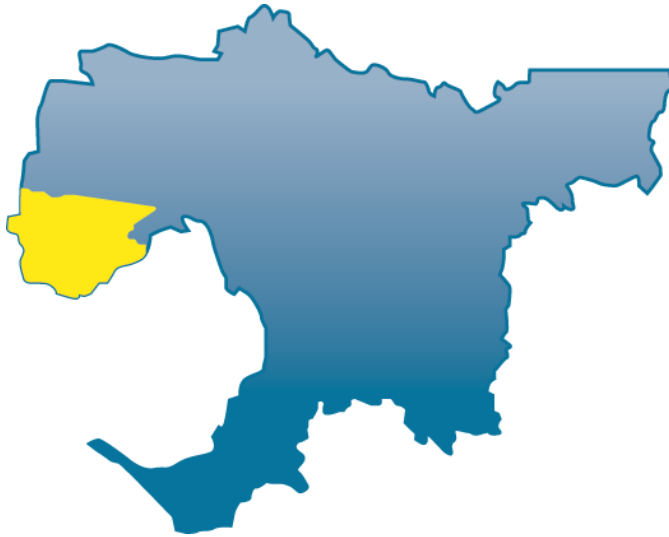
Municipality: Wyndham
Perimeter: 99
Planning Scheme Zone: ZN
Planning Zone: (GENERAL RESIDENTIAL ZONE - SCHEDULE 1)



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Demographic profile for Wyndham Vale

Wyndham Vale is located 34 km west of the CBD. Wyndham Vale is a rapidly expanding suburb. The suburb features Wyndham Vale South Reserve and Presidents Park. For transport, Wyndham Vale Railway Station is on the Deer Park - West Werribee railway line and is part of the V/Line coach service.



Suburb

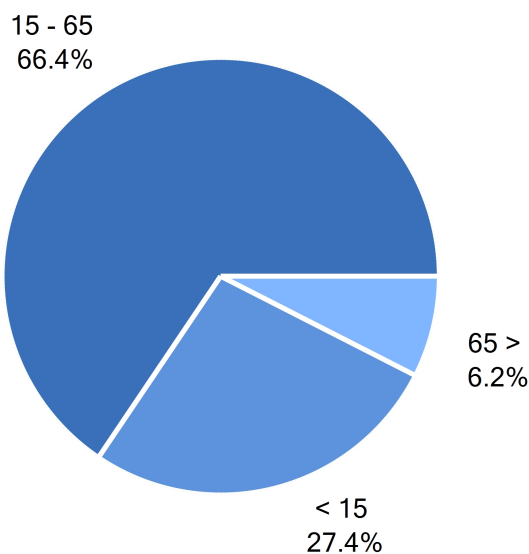
Wyndham Vale

Local Government Area

Wyndham

Median Age

31



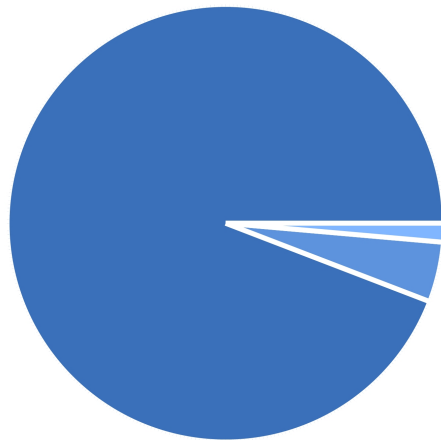
Population

| | |
|-------------------|--------------|
| Under 15 years | 6385 |
| 15-65 years | 15454 |
| 65 years and over | 1445 |
| Total | 23273 |

*Based on the latest available data from the Australian Bureau of Statistics, Census 2016

Demographic profile for Wyndham Vale

House 96.6%

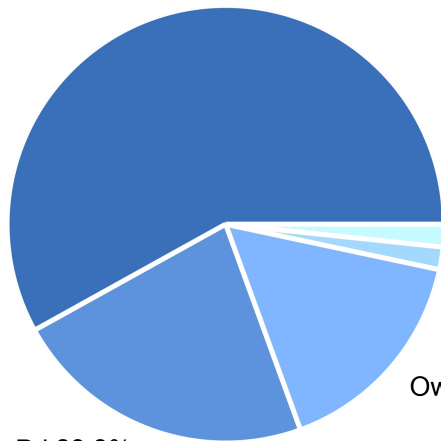


Flats 0.2%
Semi Det 3.2%

Dwelling Type

| | |
|-----------------------------|-------------|
| Separate house | 6980 |
| Semi-detached (row/terrace) | 233 |
| Flat, unit or apartment | 11 |
| Other | 0 |
| Total | 7224 |

Purch 59.5%



Other 0.3%
Rent Gov 0.7%

Own 16.3%

Rent Pri 23.3%

Rent vs. Own

| | |
|-----------------|-----------|
| Own | 1088 |
| Purchasing | 3983 |
| Rent government | 44 |
| Rent private | 1559 |
| Other | 20 |

Median Loan Repayments & Income

| | |
|--------------------------|------------|
| Monthly loan repayment | \$1,600.00 |
| Weekly rent | \$301.00 |
| Weekly individual income | \$693.00 |
| Weekly family income | \$1,604.00 |
| Weekly household income | \$1,511.00 |

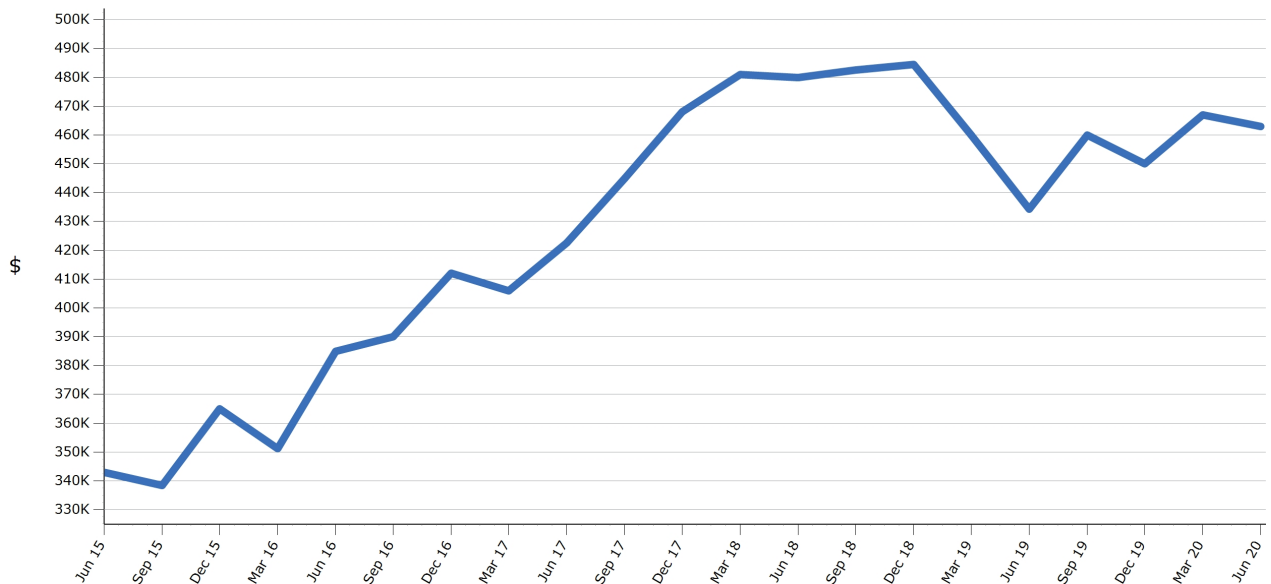
*Based on the latest available data from the Australian Bureau of Statistics, Census 2016

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Median Prices for Wyndham Vale

MEDIAN PRICE: This provides a measure of the midpoint of house sales, meaning that 50% of sale prices are greater than the median and 50% are below the median. In general, the median price is preferable to using average sales price, which can be skewed upwards in any time period by a number of expensive property sales.

HOUSE Median Price



Capital Growth for Wyndham Vale

CAPITAL GROWTH: The increase in value of an asset or investment i.e. the difference between the current values and the original purchase price. In other words, selling the property would result in you having more capital than you had when you originally purchased them.

HOUSE Capital Growth



Sales History for 419 Mcgrath Road Wyndham Vale, Vic 3024



419 Mcgrath Rd WYNDHAM VALE 3024 (VG)



Price: \$295,500

Method: Sale

Date: 28/06/2008

Rooms: 0

Property Type: Strata Unit/Flat

Land Size: 508 sqm



419 Mcgrath Rd WYNDHAM VALE 3024 (VG)



Price: \$80,500

Method: Sale

Date: 02/04/2007

Rooms: 0

Property Type: Land

Land Size: 508 sqm

Comparable sales in Wyndham Vale

Selection Criteria

Date is between 24/09/2019 and 24/09/2020

Property Type is one of House (Res)

Sale Type is one of Auction Sale, Sold Before Auction, Sold After Auction, Private Sale, Expression of Interest, Sale by Tender, Sale

Street Number is 419

Street(s) is one of the following Mcgrath

Street Type is Road

Bedrooms is between 4 and 4

Bathrooms is between 2 and 2

Carparks is between 1 and 4

Surrounding Area of 1.5

Suburb(s)/Postcode(s) is one of the following Wyndham Vale

Data Source is REI and VG/Gov



4 Aurora Ct WERRIBEE 3030 (REI)

Set within a stones throw to extensive parklands and recreation facilities we find this lovingly maintained family home. Immaculately maintained gardens greet you on arrival, that quality and attention to detail continue throughout this home. On a massive 914 square metres of land we have 4 bedrooms with built in robes, 2 bathrooms, Formal lounge & dining room, spacious Kitchen meals ...

 4  2  2

Price: \$660,000

Method: Private Sale

Date: 11/09/2020

Rooms: 6

Property Type: House

Land Size: 912 sqm



43 Lady Penrhyn Dr WYNDHAM VALE 3024 (REI)

 4  2  2

Price:

Method: Sold Before Auction

Date: 06/08/2020

Rooms: 0

Property Type: House (Res)

Land Size:



26 Fatham Dr WYNDHAM VALE 3024 (REI/VG)

Reliance Real Estate's very own Team Taney is proud to present to you, this large conveniently built allotment, of approximately 707sqm. Within walking distance to public transport and local sporting facilities such as Werribee Hockey Club & the Werribee Softball Association. A large open-plan kitchen and dining area, which conveniently flows into the backyard with a large ...

 4  2  2

Price: \$550,000

Method: Private Sale

Date: 06/07/2020

Rooms: 6

Property Type: House

Land Size: 707 sqm



264 Ballan Rd WYNDHAM VALE 3024 (REI/VG)

Located within walking distance to Presidents Park reserve, playgrounds, lollipop Creek walking tracks and only a short distance to Manor Lakes Shopping Centre and Wyndham Vale train station is this absolutely stunning renovated home. Upon entry the home showcases quality floorboards which flow throughout the light filled open plan family/ meals area with adjoining hostess kitchen ...

4 2 4

Price: \$510,000
Method: Private Sale
Date: 22/06/2020
Rooms: 6
Property Type: House
Land Size: 559 sqm



61 Federal Dr WYNDHAM VALE 3024 (REI/VG)

4 2 2

Price: \$470,000
Method: Private Sale
Date: 15/06/2020
Rooms: 0
Property Type: House (Res)
Land Size: 385 sqm



7 Bursa Dr WYNDHAM VALE 3024 (REI/VG)

Reliance Real Estate's very own Team Taney are proud to present to you, this rare, Carlisle Homes built, family home which is close to all amenities. Which has been made available to secure one of the best properties money can buy at the moment, and all situated on a 441m2 block of land! This family home is close to Manor Lakes P-12 College, Wyndham Christian College ...

4 2 2

Price: \$580,000
Method: Private Sale
Date: 28/03/2020
Rooms: 6
Property Type: House
Land Size: 441 sqm



5 Juliana Av WYNDHAM VALE 3024 (REI/VG)

Reliance Real Estate's very own Team Taney are proud to present to you, this rare family home. Which has been made available to secure one of the best properties money can buy at the moment, and all situated on a large 768m2 block of land! This family home is close to Manor Lakes P-12 College, Wyndham Christian College, Wyndham Vale Train Station, Presidents ...

4 2 2

Price: \$627,000
Method: Private Sale
Date: 16/03/2020
Rooms: 6
Property Type: House
Land Size: 768 sqm



18 Nordic Cr WYNDHAM VALE 3024 (REI/VG)

The minute you walk through the front door, this family home sets the feel of being spacious. Boasting four great sized bedrooms including master bedroom with en-suite and walk in robe. A good sized formal living area large open study, as well as a family living area, followed by a great size rumpus/theatre room or a potential 5th bedroom. Features include ducted heating, evaporative cooling ...

4 2 2

Price: \$595,000
Method: Private Sale
Date: 06/02/2020
Rooms: 6
Property Type: House
Land Size: 595 sqm



10 Wickham St WYNDHAM VALE 3024 (REI/VG)

Just off Ballan Road in the President's Park estate, this low-maintenance 4 bedroom home is conveniently close to schools, parks, playgrounds and public transport. Resume of features include: # Master bedroom with walk in robe and ensuite # Functional kitchen with gas cooking, breakfast bench, dishwasher and recessed microwave cavity # Open plan dining and lounge area with sliding door ...

4 2 2

Price: \$450,000
Method: Private Sale
Date: 16/12/2019
Rooms: 0
Property Type: House
Land Size: 400 sqm



34 Queensbury Way WERRIBEE 3030 (REI/VG)

This home has enough room for most families, even the blended families of today so why not look a little closer. Features include: 4 bedrooms with built in robes, ensuite and walk in robe to main. Private teenagers retreat upstairs. Formal living room. Formal dining room. Study/possible 5th bedroom. Renovated kitchen & butlers pantry = amazing bench space. Ample space to build your ...

4 2 2

Price: \$580,000
Method: Private Sale
Date: 10/12/2019
Rooms: 6
Property Type: House
Land Size: 621 sqm



8 Malven CI WERRIBEE 3030 (REI/VG)

4 2 2

Price: \$575,000
Method: Auction Sale
Date: 07/12/2019
Rooms: 0
Property Type: House (Res)
Land Size: 769 sqm



7 Dampier Ct WYNDHAM VALE 3024 (REI/VG)

4 2 2

Price: \$520,000
Method: Sold Before Auction
Date: 18/11/2019
Rooms: 0
Property Type: House
Land Size: 799 sqm

On the market

Currently for sale in Wyndham Vale.



WYNDHAM VALE 36 Lady Penrhyn Drive

Reliance Real Estate's very own Team Taney is proud to present to you, this large conveniently built allotment, of approximately 612sqm. Within walking distance to public transport such as bus routes 166 and local sporting facilities such as Werribee Hockey Club & the Werribee Softball Association. A large open-plan kitchen and meals/family area, which conveniently flows into the ...

Price:
Rooms:
Bedrooms 4
Property Type: House
Land Size: 612 sqm



WERRIBEE 5 Sasha Court

If ever there was a setting that's perfect for your growing family, then this it is. Welcome to a neighbourhood that cares and watches out for each other, where the sound of children playing in the street replaces the sounds of traffic. Welcome home. With street appeal that is timeless, this well-constructed home boasts 3 fitted bedrooms plus oversized study with robe (4th), the master ...

Price:
Rooms: 6
Bedrooms 4
Property Type: House
Land Size: 615 sqm



WYNDHAM VALE 13 Wickham Street

Reliance Real Estate's very own Team Taney is proud to present to you, this conveniently built allotment. Within walking distance to local daycares and sporting facilities such as the Werribee Softball Association & the Werribee Hockey Club. A large open-plan kitchen and dining area, and an ultra-convenient kitchen. Tiled splashback, and 900mm stainless-steel appliances including ...

Price: \$470,000-\$490,000
Rooms:
Bedrooms 4
Property Type: House
Land Size:



WERRIBEE 5 Jamieson Court

An abundance of living space all round with a great finish of quality set on a large allotment of approx 742m2 in a quiet court location which provides easy access to river walks and amenities. Modern designed residence comprising a super-sized lounge and a great big family room catering for the indoor living areas with a whopper of a decked pergola providing cover from the elements for outdoor ...

Price: \$700,000 Private
Inspections Only
Rooms: 6
Bedrooms 4
Property Type: House
Land Size: 742 sqm



MANOR LAKES 4 Dartmouth Court

Opulent in design, this stunning state-of-the-art family home is located within the highly desirable Manor Lakes Estate on an immense 900m2 (approx.) allotment, offering a truly exclusive lifestyle for one lucky buyer. Upon entry into the home you will be greeted by a grand entrance leading through to both the formal lounge and study. Situated centrally comes the designer hostess style ...

Price:
Rooms:
Bedrooms 4
Property Type: House
Land Size: 900 sqm

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