COMPARATIVE MARKET ANALYSIS

7 TAURUS AVENUE, DANDENONG NORTH, VIC 3175

PREPARED BY JAIME-ANN WADIA, PLATINUM REAL ESTATE



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Desi Kasimiotis; Theodoros Chrysanthopoulos
7 Taurus Avenue
Dandenong North, VIC, 3175

Thank you for the opportunity to appraise your property.

Careful consideration has been taken to provide you with a market appraisal for your property based on the current market conditions.

To establish a market value, I have carefully considered the premises, size, location, along with the market conditions and similar properties recently leased or currently on the market.

Should you have any questions relating to the information contained within this appraisal, please do not hesitate to contact me on the details below.

If I can be of any further assistance, please do not hesitate to contact me on the details below. I look forward to working with you to achieve your real estate goals.

Yours Sincerely,

Jaime-Ann Wadia
Platinum Real Estate
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Owner Details

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

Owner Type: Owner Occupied

Property Details

3 2 1

Property Type: House - N/A
RPD: 53//LP123754 (9311493)

Area: 566 m²
Area $/m2: $1,237
Land Use: DETACHED DWELLING (UNSPECIFIED)
Water/Sewerage:
Zoning NEIGHBOURHOOD RESIDENTIAL ZONE - SCHEDULE 1
Property ID: 15614513 / VIC595569
Council: GREATER DANDENONG CITY
UBD Ref: UBD Ref: 349 B16
Features:

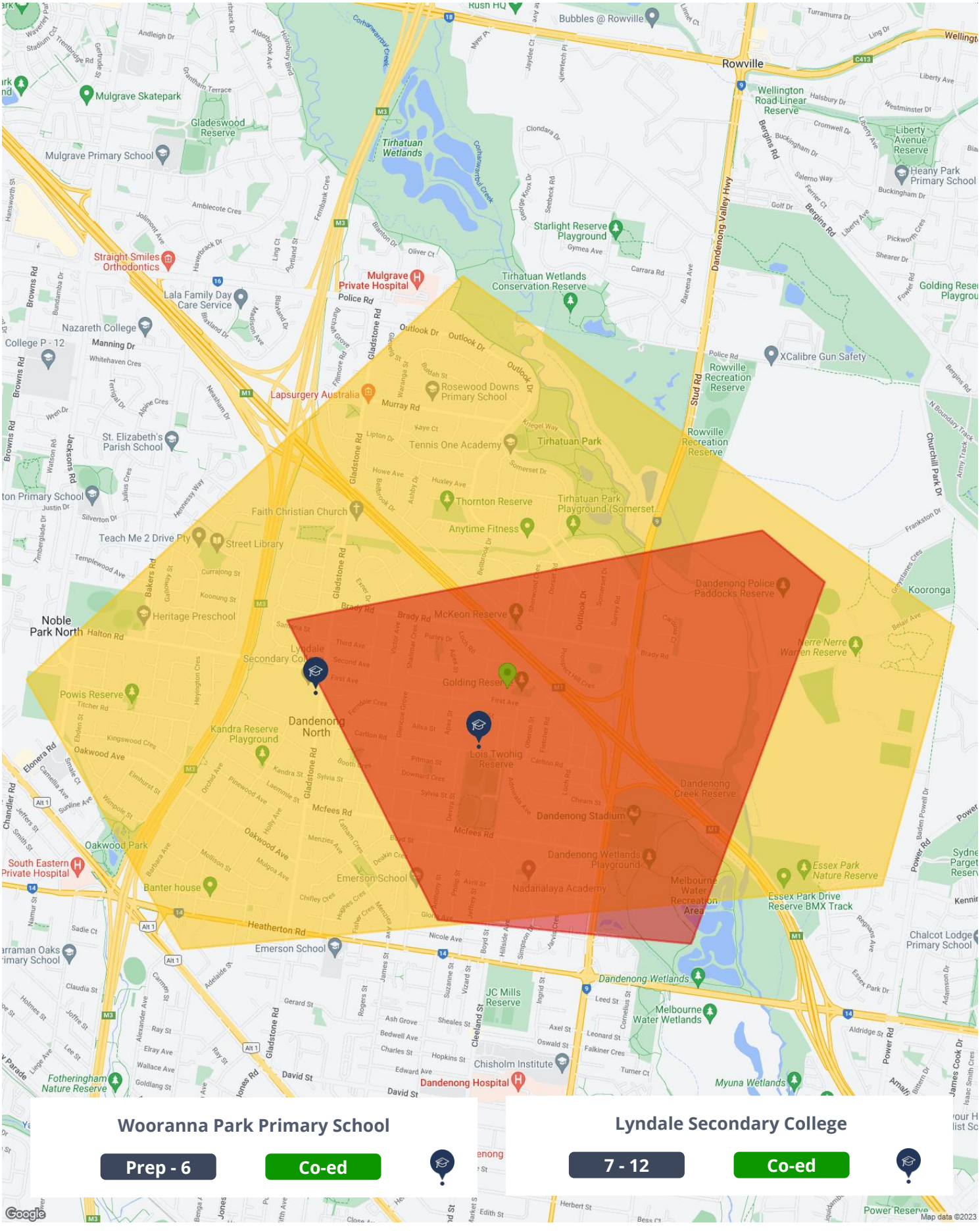
Sales History

Sale Amount:	Sale Date:	Vendor:	Area:	Sale Type:	Related:
$ 700,000	20/09/2021	THE PROPRIETORS	567 m²	Normal Sale	No
$ 117,000	01/02/1989	THE PROPRIETORS	567 m²	Normal Sale	No
$ 60,000	23/12/1983	THE PROPRIETORS	567 m²	Normal Sale	No

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School Catchment Areas



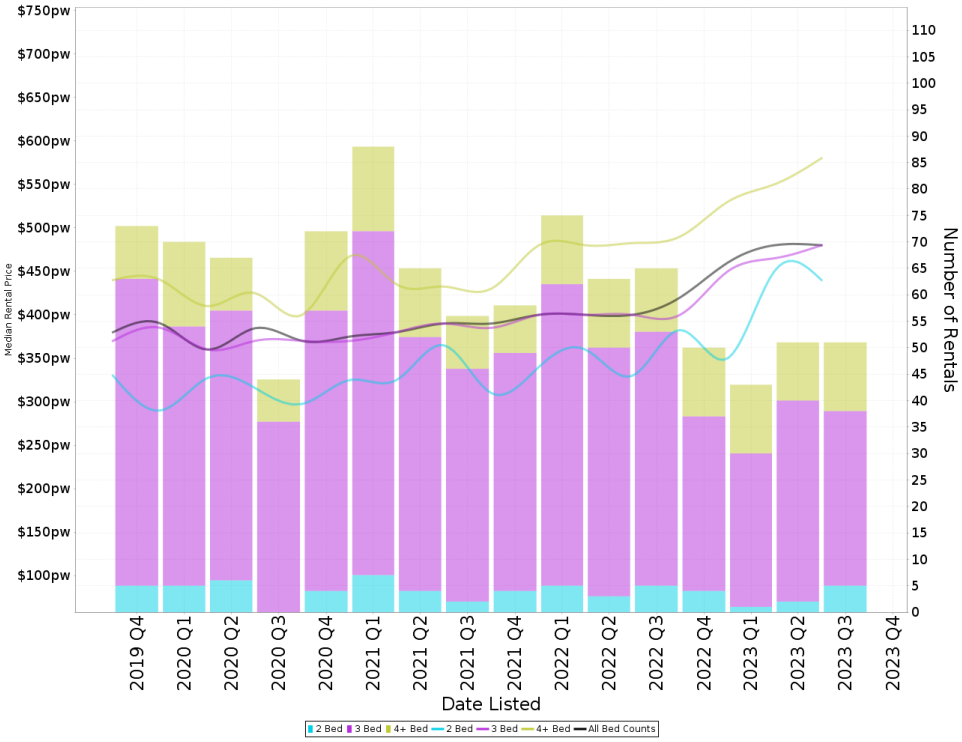
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Nearby Properties For Rent



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Median Weekly Rents (Houses)



Suburb Sale Price Growth

-6.4%

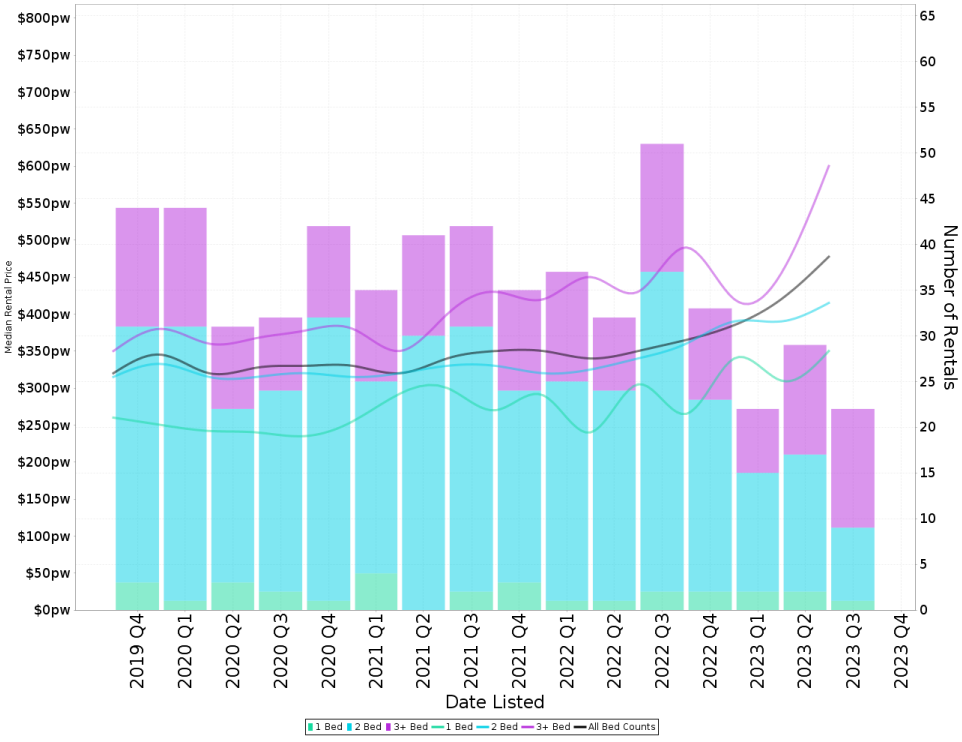
Current Median Price: $705,000
Previous Median Price: $753,000
Based on 457 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.4%

Current Median Price: $705,000
Current Median Rent: $460
Based on 195 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-8.1%

Current Median Price: $520,000
Previous Median Price: $566,000
Based on 171 registered Unit sales compared over the last two rolling 12 month periods.

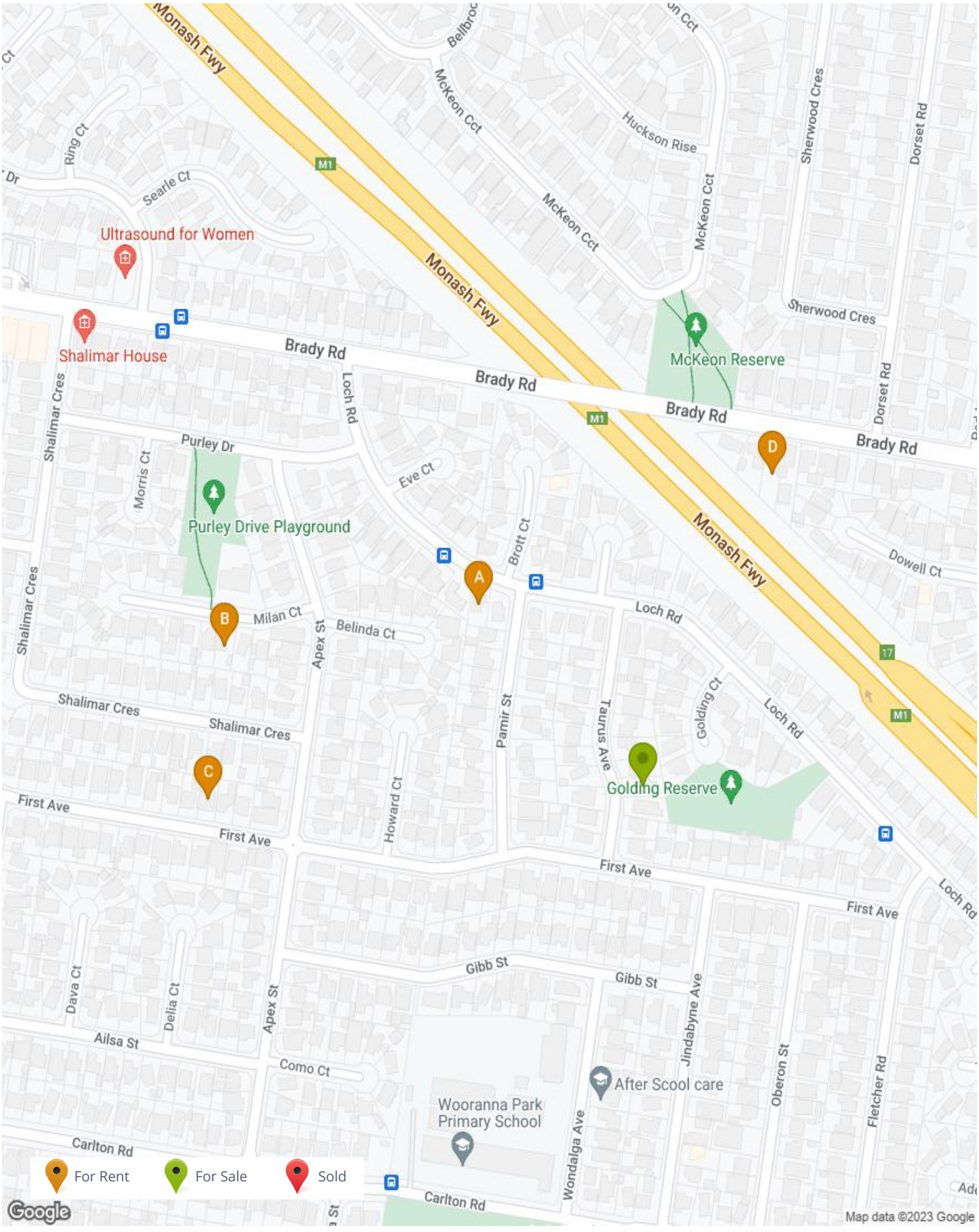
Suburb Rental Yield

+4.0%

Current Median Price: $520,000
Current Median Rent: $400
Based on 106 registered Unit rentals compared over the last 12 months.

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Comparable Properties Map



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Nearby Comparable Rental Properties

There are 5 rental properties selected within the radius of 500.0m from the focus property. The lowest for rent price is $520 and the highest for rent price is $580 with a median rental price of $530. Days listed ranges from 10 to 69 days with the average currently at 37 days for these selected properties.

102 LOCH RD, DANDENONG NORTH 3175

UBD Ref: Melbourne - 349 A15 | 3 | 2 | 1



Property Type: House
Area: 534 m²
RPD: 84//LP122529

Features:

Current Rent Price: **$550 per week**
First Rent Price: **$550 per week**
Month Listed: **September 2023* (Rented)**
Days on Market: **54 Days**

A

1/109-111 MC FEES RD, DANDENONG NORTH 3175

3 | 3 | 2



Property Type: Unit
Area:
RPD:

Features:

Current Rent Price: **$ 580 PER WEEK**
First Rent Price: **$ 600 PER WEEK**
Month Listed: **August 2023* (Rented)**
Days on Market: **69 Days**

6 MILAN CRT, DANDENONG NORTH 3175

UBD Ref: Melbourne - 349 A15 | 3 | 2 | 2



Property Type: House
Area: 533 m²
RPD: 79//LP94358

Features:

Current Rent Price: **$530 (LEASED)**
First Rent Price: **$530 per week/$2303 pcm**
Month Listed: **June 2023* (Rented)**
Days on Market: **18 Days**

B

47 FIRST AVE, DANDENONG NORTH 3175

UBD Ref: Melbourne - 349 A16 | 3 | 2 | 3



Property Type: House
Area: 524 m²
RPD: 157//LP89572

Features: BUILT IN ROBES, AIR CONDITIONED, CLOSE TO SCHOOLS, IMPROVEMENTS: CLOSE TO SHOPS

Current Rent Price: **$530**
First Rent Price: **$530**
Month Listed: **April 2023* (Rented)**
Days on Market: **10 Days**

C

94 BRADY RD, DANDENONG NORTH 3175

UBD Ref: Melbourne - 349 B15 | 4 | 2 | 1



Property Type: House
Area: 791 m²
RPD: 3//LP207631

Features: WALL TYPE: BRICK, ROOF TYPE: TILE, STOREYS: 1, BRICK AND TILE, BUILT IN ROBES, AIR CONDITIONED, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT

Current Rent Price: **$520**
First Rent Price: **$520**
Month Listed: **April 2023* (Rented)**
Days on Market: **37 Days**

D

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Appraisal Price

This market analysis has been prepared on 17/12/2023 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:

$550pw to $590pw

Contact your agent for further information:



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