

COMPARATIVE MARKET ANALYSIS

9 VISTA COURT, BROADFORD, VIC 3658

PREPARED BY CHELSEA CRUMP, STUART LAUDER REAL ESTATE BROADFORD

9 VISTA COURT, BROADFORD, VIC 3658

Property Details



Property Type: Vacant Land - N/A
RPD: 15//PS730471 (12362515)

Land Use: VACANT RESIDENTIAL DWELLING SITE/SURVEYED LOT

Zoning

Council: MITCHELL SHIRE

Features:

Area: 904 m²

Area \$/m²: \$171

Water/Sewerage:

Property ID: 1502960041 /

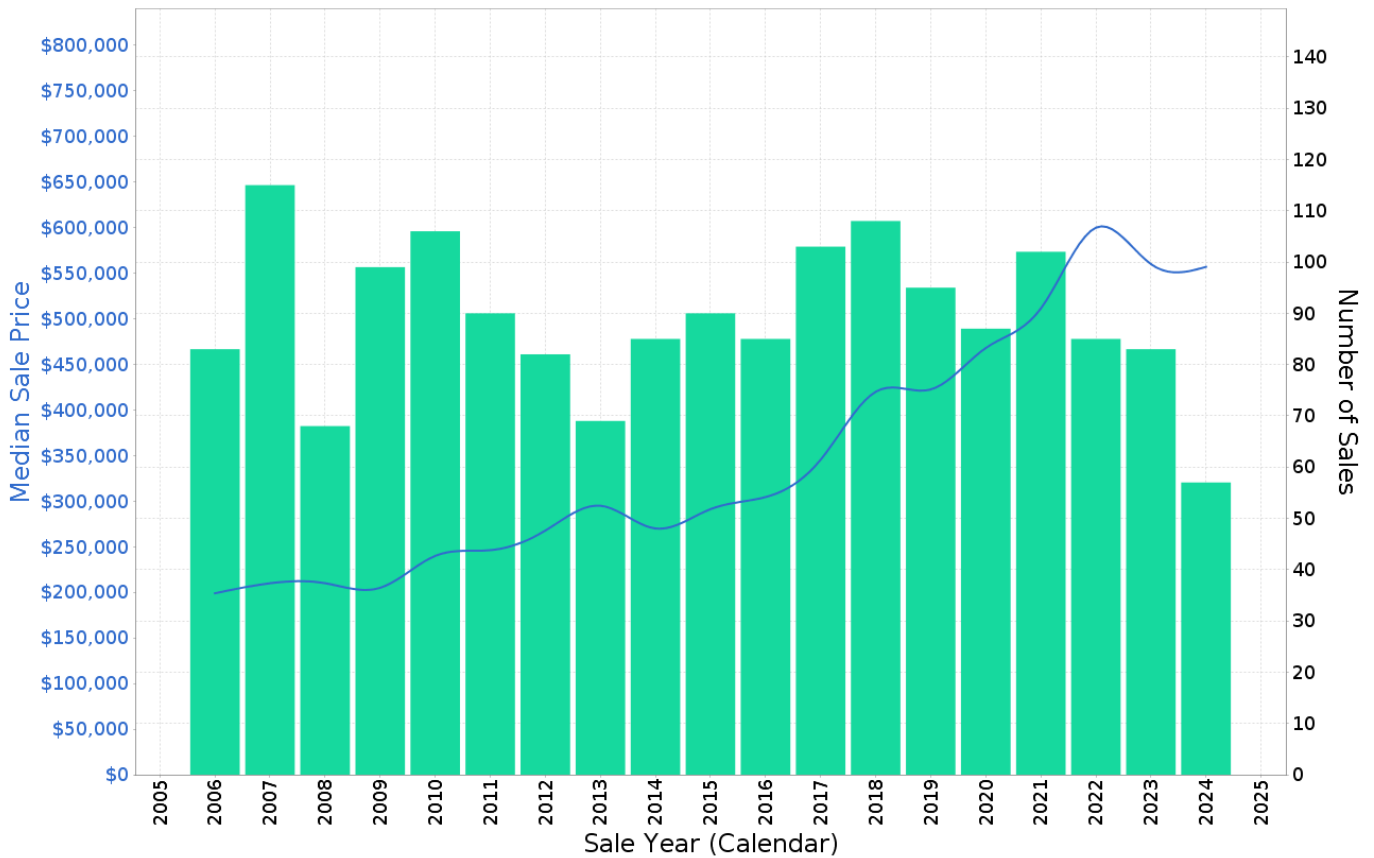
UBD Ref: UBD Ref:

Nearby Sold Properties (Price Range)

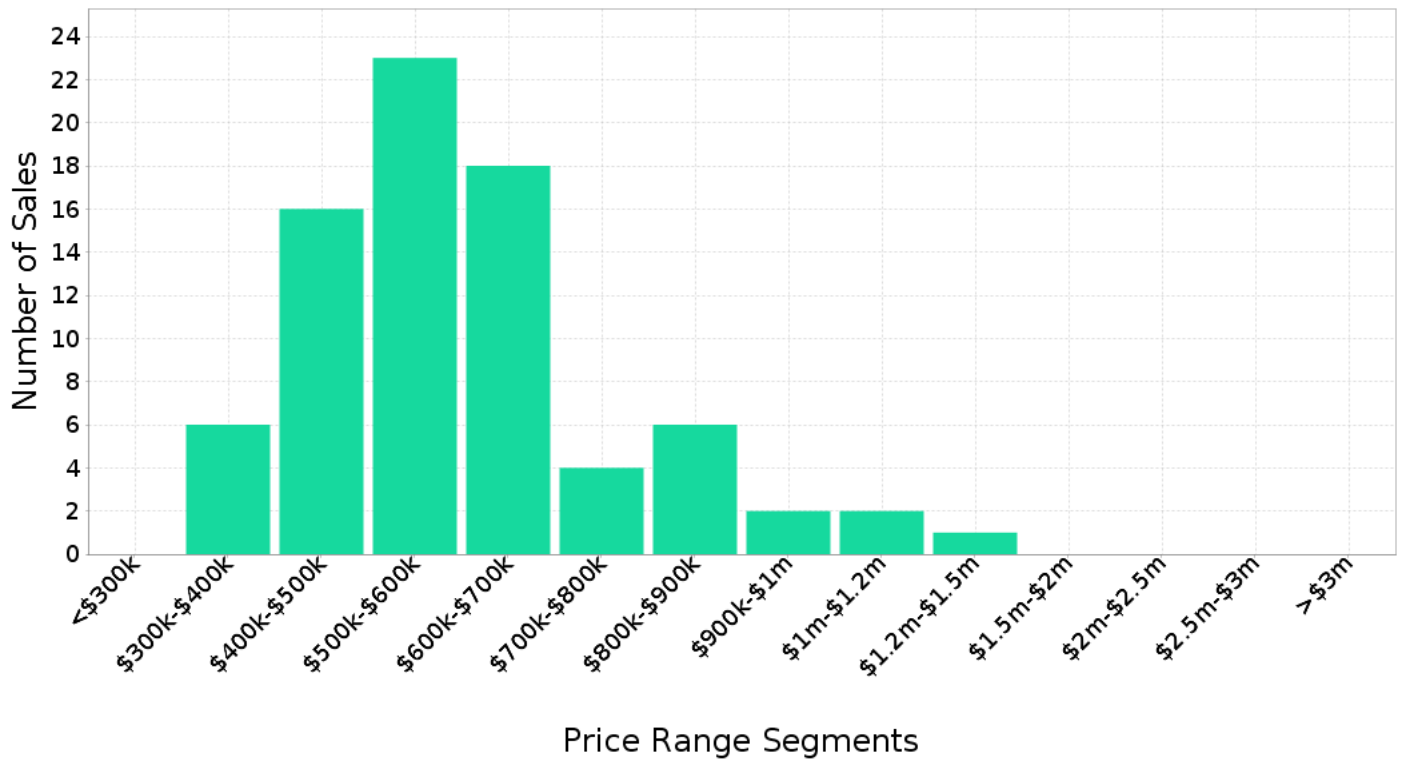


Sales & Growth Chart (House)

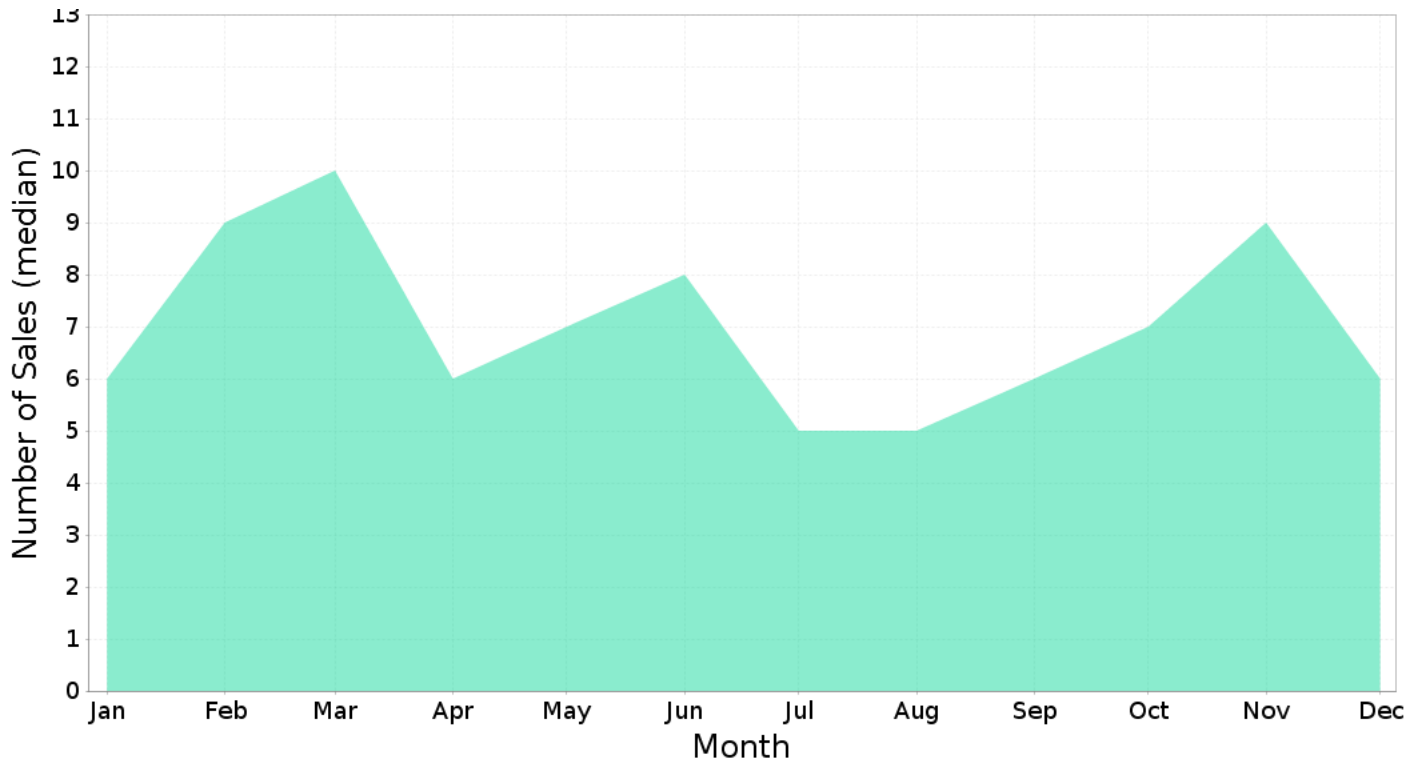
Year	No. of Sales	Average	Median	Growth	Low	High
2006	83	\$ 212,530	\$ 199,000		\$ 65,000	\$ 550,000
2007	115	\$ 231,083	\$ 210,000	5.5 %	\$ 56,000	\$ 735,000
2008	68	\$ 222,404	\$ 210,000		\$ 70,000	\$ 460,000
2009	99	\$ 205,081	\$ 205,000	-2.4 %	\$ 65,000	\$ 525,000
2010	106	\$ 226,563	\$ 240,000	17.1 %	\$ 65,000	\$ 465,000
2011	90	\$ 234,963	\$ 246,250	2.6 %	\$ 80,000	\$ 415,000
2012	82	\$ 270,079	\$ 267,750	8.7 %	\$ 80,000	\$ 510,000
2013	69	\$ 304,402	\$ 295,000	10.2 %	\$ 92,000	\$ 585,000
2014	85	\$ 287,311	\$ 270,000	-8.5 %	\$ 105,000	\$ 720,000
2015	90	\$ 301,424	\$ 291,250	7.9 %	\$ 115,000	\$ 780,100
2016	85	\$ 337,612	\$ 304,500	4.5 %	\$ 165,000	\$ 780,000
2017	103	\$ 372,696	\$ 345,500	13.5 %	\$ 143,000	\$ 890,000
2018	108	\$ 464,191	\$ 420,000	21.6 %	\$ 200,000	\$ 1,000,000
2019	95	\$ 440,996	\$ 422,500	0.6 %	\$ 227,000	\$ 890,000
2020	87	\$ 516,871	\$ 468,000	10.8 %	\$ 300,000	\$ 1,155,000
2021	102	\$ 553,608	\$ 511,375	9.3 %	\$ 249,000	\$ 1,150,000
2022	85	\$ 625,771	\$ 600,000	17.3 %	\$ 330,500	\$ 1,800,000
2023	83	\$ 588,765	\$ 560,000	-6.7 %	\$ 351,000	\$ 1,020,000
2024	57	\$ 599,311	\$ 557,000	-0.5 %	\$ 340,000	\$ 1,230,000



Price Segmentation



Peak Selling Periods



Nearby Comparable Sold Properties

There are 3 sold properties selected within the radius of 500.0m from the focus property. The lowest sale price is \$275,000 and the highest sale price is \$292,500 with a median sale price of \$285,000.

3 VIEW ST, BROADFORD, VIC 3658

Distance from Property: 171m  -  -  -



Property Type: Vacant Land
 Area: 908 m²
 Area \$/m²: \$303
 RPD: 31//PS730471

Features:

Sale Price: **\$275,000 (Normal Sale)**
 Sale Date: 19/04/2024 Days to Sell: **N/A**
 Last Price: Chg %:
 First Price: Chg %:

30 ASPECT BVD, BROADFORD, VIC 3658

Distance from Property: 102m  -  -  -



Property Type: Vacant Land
 Area: 929 m²
 Area \$/m²: \$315
 RPD: 44//PS730471

Features:

Sale Price: **\$292,500 (Normal Sale)**
 Sale Date: 22/02/2024 Days to Sell:
 Last Price: Chg %:
 First Price: Chg %:

86 RESERVOIR RD, BROADFORD, VIC 3658

Distance from Property: 428m  -  -  -



Property Type: Vacant Land
 Area: 924 m²
 Area \$/m²: \$308
 RPD: 8//PS905346

Features:

Sale Price: **\$285,000 (Normal Sale)**
 Sale Date: 22/03/2024 Days to Sell:
 Last Price: Chg %:
 First Price: Chg %:

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Appraisal Price

This market analysis has been prepared on 15/10/2024 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:

\$290,000

Contact your agent for further information:



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