

COMPARATIVE MARKET ANALYSIS

MortgageBroker
Melbourne.net.au



3/7 Curzon Street Ivanhoe VIC 3079

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► SUGGESTED LISTING PRICE

3/7 Curzon Street Ivanhoe VIC 3079



► APPRAISAL PRICE

Recommended Listing Price:
Appraisal Price Range: \$725,000 - \$863,000

Prepared On: 06 Feb 2015

▶ PROPERTY DETAILS

3/7 Curzon Street Ivanhoe, VIC, 3079



▶ DESCRIPTION

PROPERTY TYPE:	Unit: Highrise
ZONING:	
LAND USE:	Res Company Share Unit (Within Multi-Storey Dev)
REAL PROPERTY DESCRIPTOR:	LOT 3 PS524223 S1:PH KEELBUNDORA

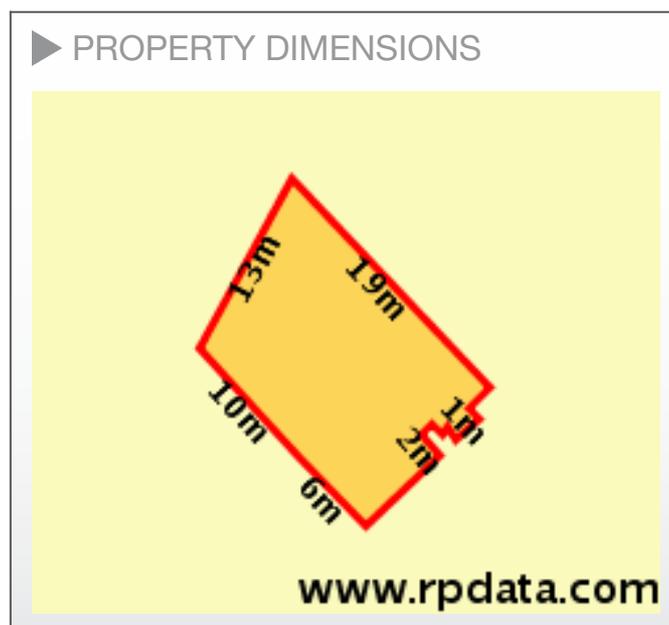
▶ FEATURES

- Air Conditioned
- 1 Dining Rooms
- 1 Lounge Rooms
- 5 Other Rooms
- Scenic View
- 2007 Year Built
- Polished Floors
- 0 Architectural Style
- 0 Materials in Floor
- 0 Entertainment Features
- 0 Veranda / Deck Features
- Close To Public Transport
- 2 Lockup Garages
- 3 Toilets
- 1 Family / Rumpus Rooms
- 2 Total Floors In Building
- 1 Ensuites
- Open Plan
- 0 Bedroom Features
- 0 Type of Scenic View
- 0 Materials in External Walls

▶ SALES HISTORY

SALE DATE	SALE PRICE

▶ PROPERTY DIMENSIONS

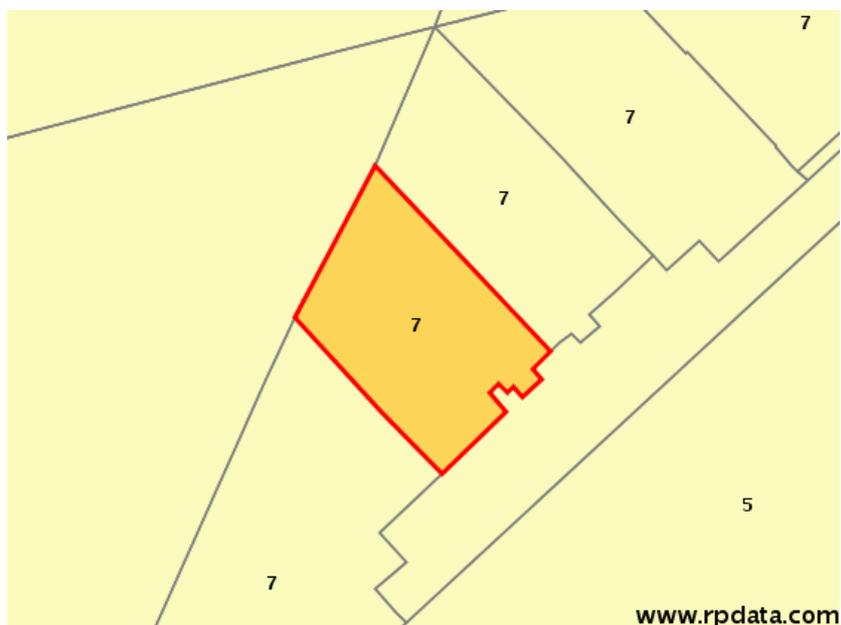


▶ SINGLE PROPERTY MAPPING

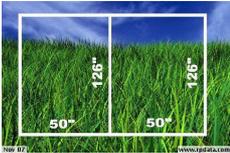
Aerial View



Cadastral View



► SOLD PROPERTIES



5 Ayton Street Ivanhoe VIC 3079

Sold Price:	\$855,000
Sold Date:	14 Nov 2014
Category:	House
Lot Plan:	1/PS627814 IVANHOE VIC

 3	 2	 1	 -
Distance:			0.48km



2/5A Ayton Street Ivanhoe VIC 3079

Sold Price:	\$855,000
Sold Date:	15 Nov 2014
Category:	Unit: Standard
Lot Plan:	2/PS627814 IVANHOE VIC

 3	 2	 1	 Approx. 311m ²
Distance:			0.49km



1/30 Beatty Street Ivanhoe VIC 3079

Sold Price:	\$1,030,000
Sold Date:	12 Sep 2014
Category:	House: Standard
Lot Plan:	1/PS722963 IVANHOE VIC

 3	 2	 2	 Approx. 389m ²
Distance:			0.82km



4/56 Belmont Road Ivanhoe VIC 3079

Sold Price:	Not Disclosed
Sold Date:	28 Nov 2014
Category:	Unit
Lot Plan:	4A/PS408618 IVANHOE VIC

 3	 2	 1	 Approx. 226m ²
Distance:			0.92km



14/139 Bond Street Ivanhoe VIC 3079

Sold Price:	\$840,000
Sold Date:	15 Nov 2014
Category:	Unit: Standard
Lot Plan:	14/PS536527 IVANHOE VIC

 3	 2	 2	 Approx. 274m ²
Distance:			0.65km



70 Jellicoe Street Ivanhoe VIC 3079

Sold Price:	Not Disclosed
Sold Date:	20 Oct 2014
Category:	House
Lot Plan:	334/LP42677 IVANHOE VIC

 3	 2	 2	 Approx. 722m ²
Distance:			0.21km

1/51 Oriel Road Ivanhoe VIC 3079

Sold Price: **Not Disclosed**

Sold Date: **1 Oct 2014**

Category: **Unit**

Lot Plan:



Distance: **0.54km**



May 13 www.rpdata.com

115/51 Oriel Road Ivanhoe VIC 3079

Sold Price: **Not Disclosed**

Sold Date: **1 Oct 2014**

Category: **Unit: Townhouse/villa**

Lot Plan: **115/LP42672 IVANHOE VIC**



Distance: **0.53km**



Sep 11 www.rpdata.com

2/90 Oriel Road Ivanhoe VIC 3079

Sold Price: **Not Disclosed**

Sold Date: **5 Dec 2014**

Category: **Unit: Townhouse/villa**

Lot Plan: **2/PS601406 IVANHOE VIC**



Distance: **0.49km**



Apr 06 www.rpdata.com

21/22 Valentine Street Ivanhoe VIC 3079

Sold Price: **\$832,000**

Sold Date: **17 Sep 2014**

Category: **Unit: Townhouse/villa**

Lot Plan: **21/LP10771 IVANHOE VIC**



Distance: **0.99km**



Oct 14 www.rpdata.com

18 Carlyle Crescent Bellfield VIC 3081

Sold Price: **\$670,000**

Sold Date: **19 Nov 2014**

Category: **House: Standard**

Lot Plan: **1/TP91731 BELLFIELD VIC**



Distance: **0.47km**



Oct 14 www.rpdata.com

2/7 Willow Court Bellfield VIC 3081

Sold Price: **\$490,000**

Sold Date: **6 Dec 2014**

Category: **Unit: Townhouse/villa**

Lot Plan:



Distance: **0.65km**

► ON THE MARKET

	2/20 Dalveen Road Ivanhoe VIC 3079	 3  2  -  -
	Listing Price: \$870,000	Listing Type: Normal Sale
	Listing Date: 30 Jan 2015	Distance: 0.25km
	Agency: Spencer Woods Real Estate - Northcote	Lot Plan:

	2/110 Hawker Street Ivanhoe VIC 3079	 3  2  2  Approx. 223m ²
	Listing Price: PRIVATE SALE \$719,000	Listing Type: Normal Sale
	Listing Date: 19 Jan 2015	Distance: 0.20km
	Agency: Nelson Alexander Real Estate - Ivanhoe	Lot Plan: 2/PS622919 IVANHOE VIC

	2/54 Liberty Parade Ivanhoe VIC 3079	 2  1  1  Approx. 150m ²
	Listing Price: \$629,000	Listing Type: Normal Sale
	Listing Date: 18 Jan 2015	Distance: 0.15km
	Agency: Miles Real Estate - Ivanhoe & Rosanna	Lot Plan: 2/PS634761 IVANHOE VIC

	1/119 Valentine Street Ivanhoe VIC 3079	 3  2  -  Approx. 288m ²
	Listing Price: Auction	Listing Type: Auction
	Listing Date: 2 Feb 2015	Distance: 0.45km
	Agency: Miles Real Estate	Lot Plan: 1/PS309885 IVANHOE VIC

▶ MARKET COMPARISON



294 Gooch Street Thornbury VIC 3071

First Ad Price:	\$850,000	Last Ad Price:	\$950,000
Actual Sale Price:			
% Change First to Last Ad Price:	11.76%		
% Total Change:			



3



2



1



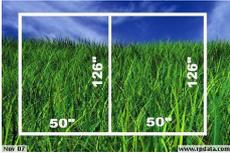
Approx.
468m²

Days On Market:

114

Distance:

0.87km



5 Ayton Street Ivanhoe VIC 3079

First Ad Price:		Last Ad Price:	Auction
Actual Sale Price:	\$855,000		
% Change First to Last Ad Price:			
% Total Change:			



3



2



1



-

Days On Market:

24

Distance:

0.48km



2/5A Ayton Street Ivanhoe VIC 3079

First Ad Price:		Last Ad Price:	Auction
Actual Sale Price:	\$855,000		
% Change First to Last Ad Price:			
% Total Change:			



3



2



1



Approx.
311m²

Days On Market:

30

Distance:

0.49km



4/56 Belmont Road Ivanhoe VIC 3079

First Ad Price:	\$799,900	Last Ad Price:	Auction
Actual Sale Price:	Not Disclosed		
% Change First to Last Ad Price:			
% Total Change:			



3



2



1



Approx.
226m²

Days On Market:

93

Distance:

0.92km



14/139 Bond Street Ivanhoe VIC 3079

First Ad Price:		Last Ad Price:	Auction
Actual Sale Price:	\$840,000		
% Change First to Last Ad Price:			
% Total Change:			



3



2



2



Approx.
274m²

Days On Market:

30

Distance:

0.65km



1A/7 Curzon Street Ivanhoe VIC 3079

First Ad Price:		Last Ad Price:	Auction
Actual Sale Price:			
% Change First to Last Ad Price:			
% Total Change:			



3



2



2



Approx.
298m²

Days On Market:

30

Distance:

0.02km

	2/20 Dalveen Road Ivanhoe VIC 3079					
	First Ad Price:	\$830,000	Last Ad Price:			
	Actual Sale Price:					
	% Change First to Last Ad Price:					
		% Total Change:				
		Days On Market:	146			
		Distance:	0.25km			

	322/20 Dalveen Road Ivanhoe VIC 3079					
	First Ad Price:	\$820,000	Last Ad Price:	\$830,000		
	Actual Sale Price:					
	% Change First to Last Ad Price:	1.22%				
		% Total Change:				
		Days On Market:	124			
		Distance:	0.24km			

	2/110 Hawker Street Ivanhoe VIC 3079					
	First Ad Price:	\$620,000	Last Ad Price:	\$719,000		
	Actual Sale Price:					
	% Change First to Last Ad Price:	15.97%				
		% Total Change:				
		Days On Market:	79			
		Distance:	0.20km			

	70 Jellicoe Street Ivanhoe VIC 3079					
	First Ad Price:	\$720,000	Last Ad Price:	\$815,000		
	Actual Sale Price:	Not Disclosed				
	% Change First to Last Ad Price:	13.19%				
		% Total Change:				
		Days On Market:	70			
		Distance:	0.21km			

	40A Liberty Parade Ivanhoe VIC 3079					
	First Ad Price:	\$779,950	Last Ad Price:	\$779,950		
	Actual Sale Price:	\$770,000				
	% Change First to Last Ad Price:	0%				
		% Total Change:	-1.28%			
		Days On Market:	76			
		Distance:	0.16km			

	1/51 Oriel Road Ivanhoe VIC 3079					
	First Ad Price:	\$585,000	Last Ad Price:	\$585,000		
	Actual Sale Price:	Not Disclosed				
	% Change First to Last Ad Price:	0%				
		% Total Change:				
		Days On Market:	344			
		Distance:	0.54km			



115/51 Oriel Road Ivanhoe VIC 3079

First Ad Price:	\$585,000	Last Ad Price:	\$650,000
Actual Sale Price:	Not Disclosed		
% Change First to Last Ad Price:	11.11%		
% Total Change:			

			
Days On Market:		500	
Distance:		0.53km	



2/90 Oriel Road Ivanhoe VIC 3079

First Ad Price:		Last Ad Price:	\$589,000
Actual Sale Price:	Not Disclosed		
% Change First to Last Ad Price:			
% Total Change:			

			
Days On Market:		72	
Distance:		0.49km	



1/119 Valentine Street Ivanhoe VIC 3079

First Ad Price:		Last Ad Price:	Auction
Actual Sale Price:			
% Change First to Last Ad Price:			
% Total Change:			

			
Days On Market:		4	
Distance:		0.45km	



18 Carlyle Crescent Bellfield VIC 3081

First Ad Price:		Last Ad Price:	Auction
Actual Sale Price:	\$670,000		
% Change First to Last Ad Price:			
% Total Change:			

			
Days On Market:		20	
Distance:		0.47km	



511/14 Poplar Crescent Bellfield VIC 3081

First Ad Price:		Last Ad Price:	
Actual Sale Price:			
% Change First to Last Ad Price:			
% Total Change:			

			
Days On Market:		34	
Distance:		0.70km	



2/7 Willow Court Bellfield VIC 3081

First Ad Price:	\$510,000	Last Ad Price:	\$510,000
Actual Sale Price:	\$490,000		
% Change First to Last Ad Price:	0%		
% Total Change:	-3.92%		

			
Days On Market:		37	
Distance:		0.65km	

▶ AREA PROFILE

The size of Ivanhoe is approximately 5 square kilometres. It has 20 parks covering nearly 20% of total area.

The population of Ivanhoe in 2006 was 10,607 people. By 2011 the population was 11,092 showing a population growth of 4% in the area during that time.

The predominant age group in Ivanhoe is 0-14 years.

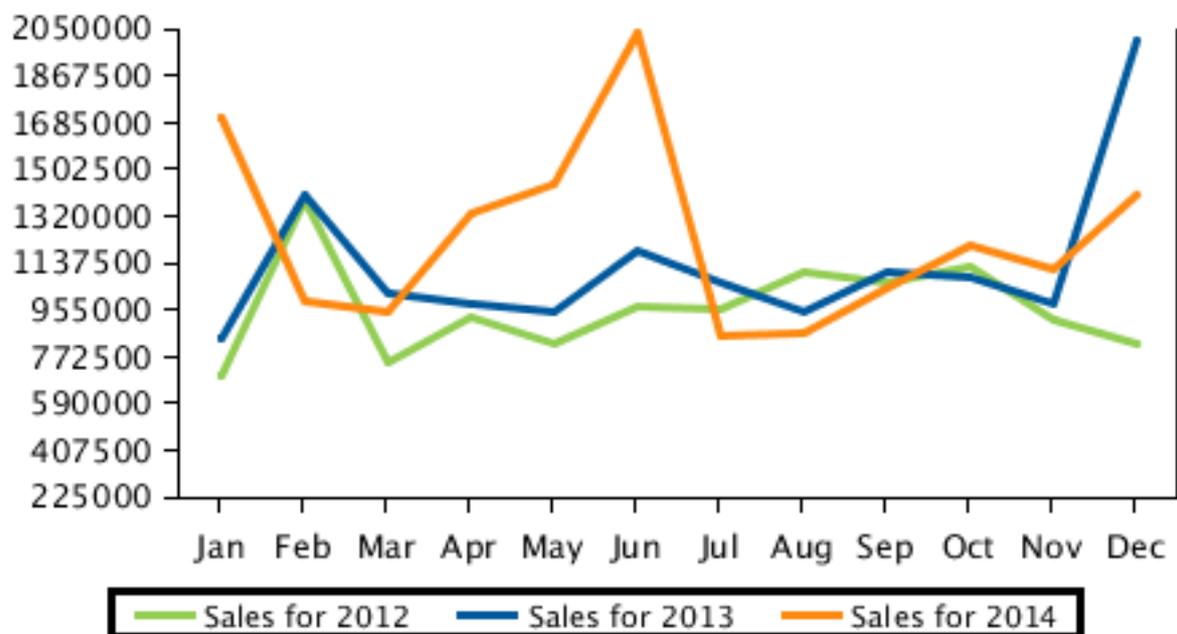
Households in Ivanhoe are primarily couples with children and are likely to be repaying between \$1800 - \$2400 per month on mortgage repayments.

In general, people in Ivanhoe work in a Professional occupation.

In 2006, 69.0% of the homes in Ivanhoe were owner-occupied compared with 66.9% in 2011.

Currently the median sales price of houses in the area is 1,399,000.

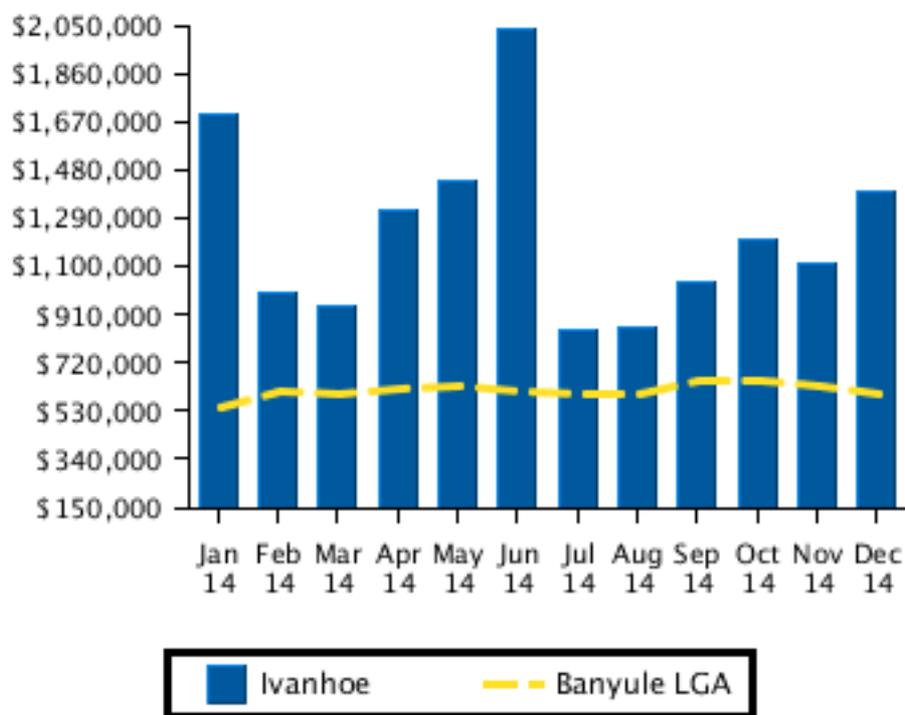
Median Sale Price			
	YEAR 2012	YEAR 2013	YEAR 2014
Period	Median Price	Median Price	Median Price
January	\$700,000	\$843,500	\$1,700,000
February	\$1,383,575	\$1,400,000	\$990,000
March	\$750,000	\$1,020,000	\$944,000
April	\$927,500	\$977,500	\$1,325,000
May	\$825,000	\$942,750	\$1,440,000
June	\$967,500	\$1,185,000	\$2,039,000
July	\$955,000	\$1,061,000	\$848,000
August	\$1,097,500	\$950,000	\$860,000
September	\$1,060,000	\$1,100,000	\$1,040,500
October	\$1,120,000	\$1,080,000	\$1,208,000
November	\$915,820	\$980,000	\$1,112,750
December	\$822,000	\$2,000,000	\$1,399,000



► RECENT MEDIAN SALE PRICES

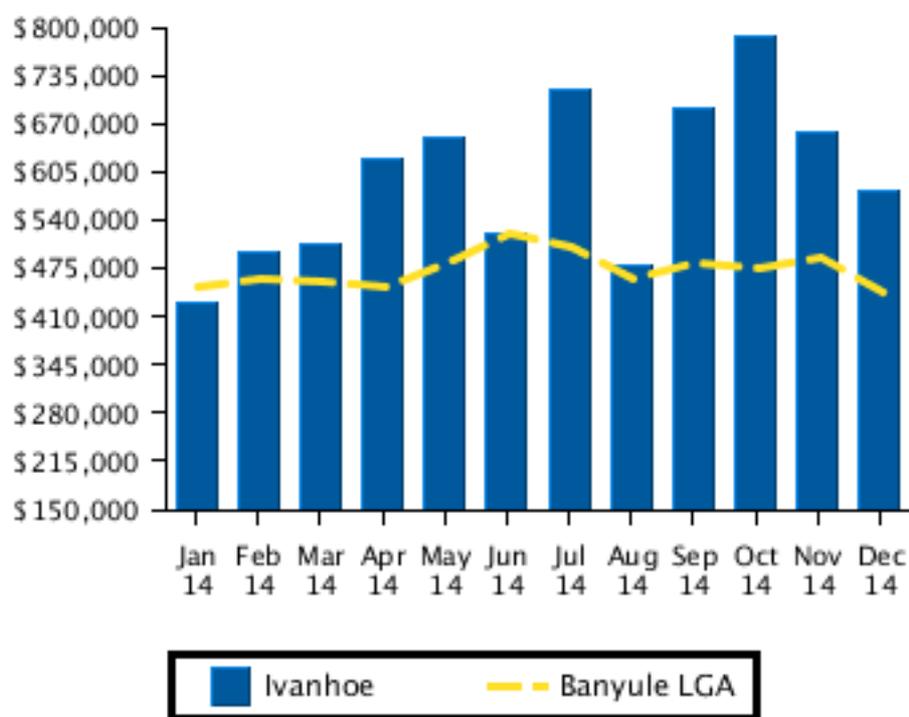
Recent Median House Sale Prices

Period	IVANHOE	BANYULE LGA
	Median Price	Median Price
December 2014	\$1,399,000	\$596,000
November 2014	\$1,112,750	\$625,000
October 2014	\$1,208,000	\$646,000
September 2014	\$1,040,500	\$645,000
August 2014	\$860,000	\$597,000
July 2014	\$848,000	\$600,000
June 2014	\$2,039,000	\$606,000
May 2014	\$1,440,000	\$630,000
April 2014	\$1,325,000	\$620,000
March 2014	\$944,000	\$592,000
February 2014	\$990,000	\$608,750
January 2014	\$1,700,000	\$545,000



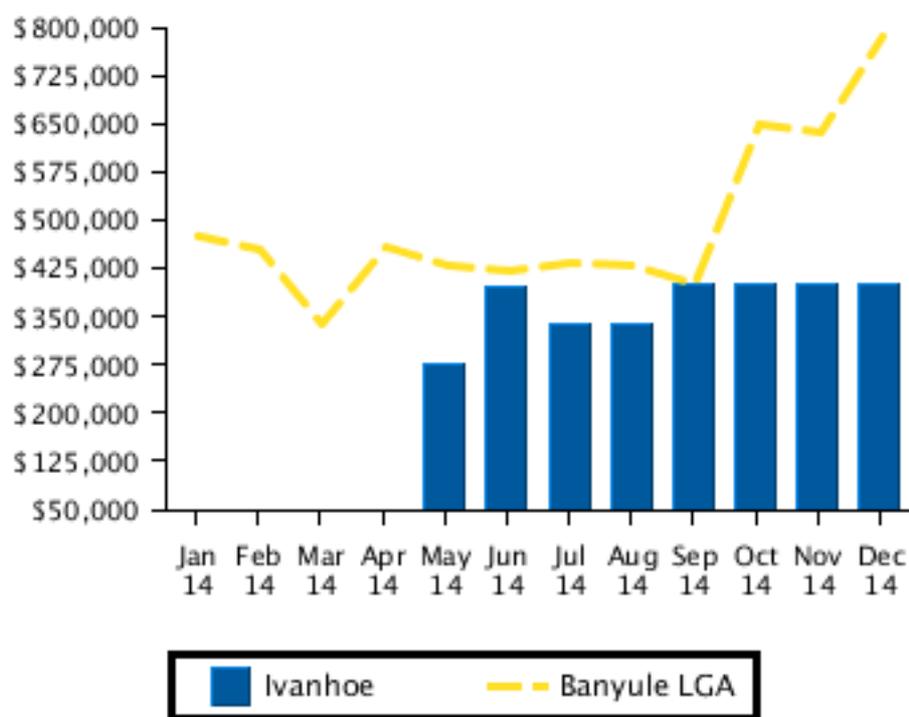
Recent Median Unit Sale Prices

Period	IVANHOE	BANYULE LGA
	Median Price	Median Price
December 2014	\$578,750	\$441,000
November 2014	\$657,500	\$491,000
October 2014	\$786,000	\$474,250
September 2014	\$691,000	\$480,750
August 2014	\$480,000	\$461,250
July 2014	\$716,000	\$505,000
June 2014	\$523,000	\$520,000
May 2014	\$650,000	\$482,500
April 2014	\$623,750	\$450,250
March 2014	\$506,500	\$457,250
February 2014	\$496,000	\$459,000
January 2014	\$430,000	\$450,000



Recent Median Land Sale Prices

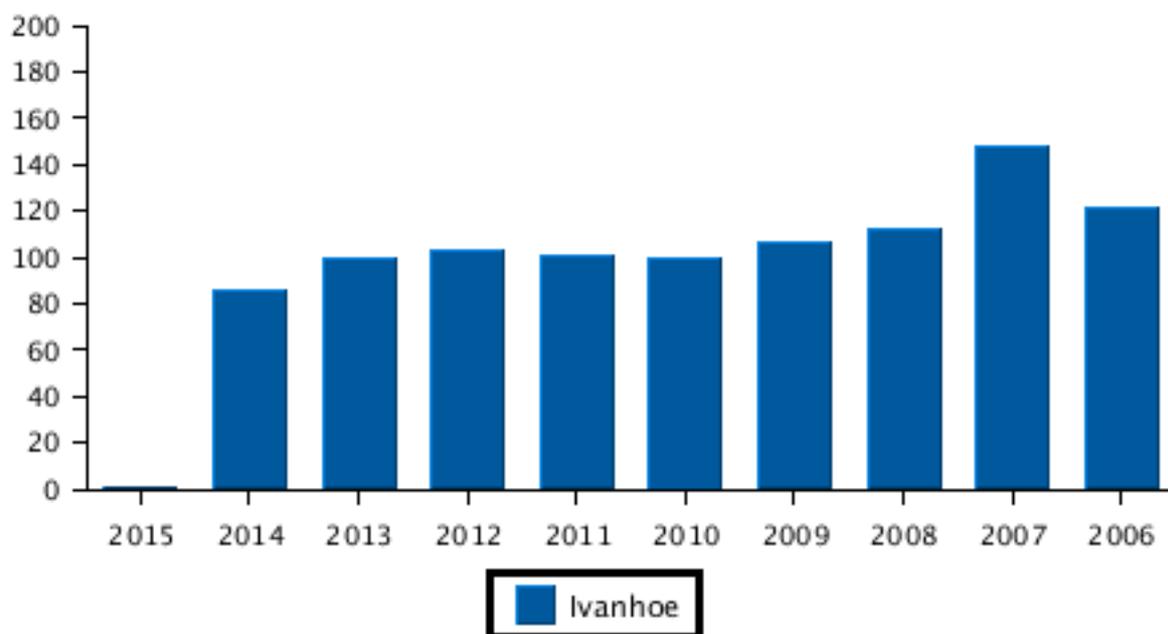
Period	IVANHOE	BANYULE LGA
	Median Price	Median Price
December 2014	\$400,000	\$785,500
November 2014	\$400,000	\$637,000
October 2014	\$400,000	\$650,000
September 2014	\$400,000	\$399,500
August 2014	\$336,500	\$430,000
July 2014	\$336,500	\$435,000
June 2014	\$395,000	\$419,000
May 2014	\$275,000	\$427,500
April 2014	\$30,000	\$459,500
March 2014	\$30,000	\$340,000
February 2014	\$30,000	\$452,500
January 2014	\$30,000	\$473,500



► SALES PER ANNUM

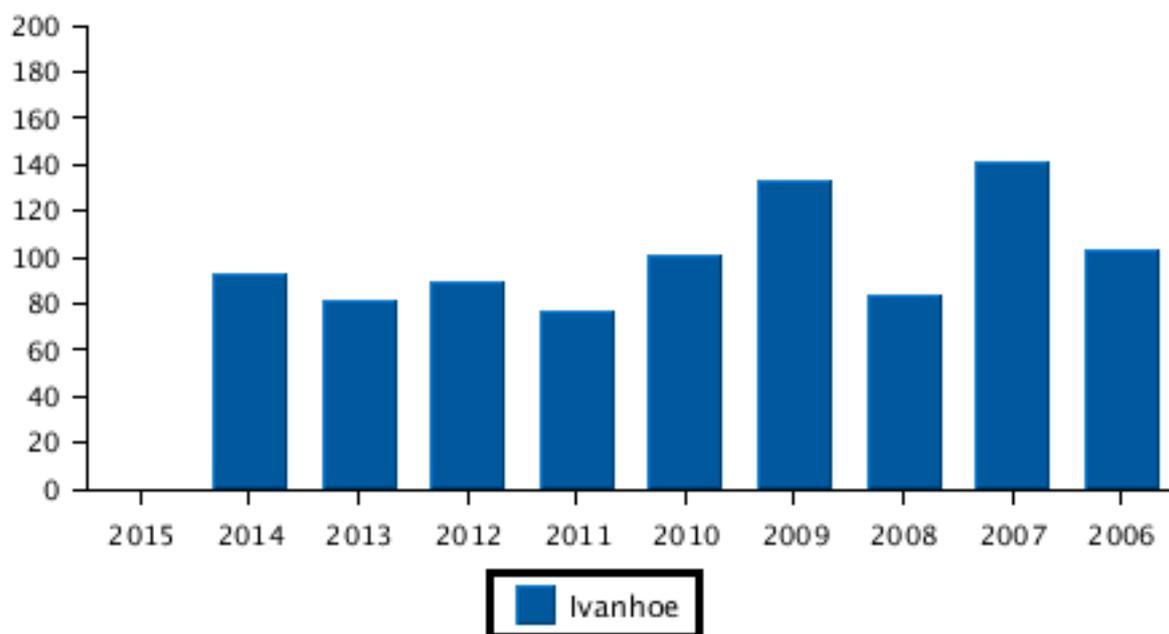
House Sales Per Annum

Period	IVANHOE Number
2015	1
2014	86
2013	99
2012	103
2011	101
2010	100
2009	106
2008	112
2007	148
2006	121



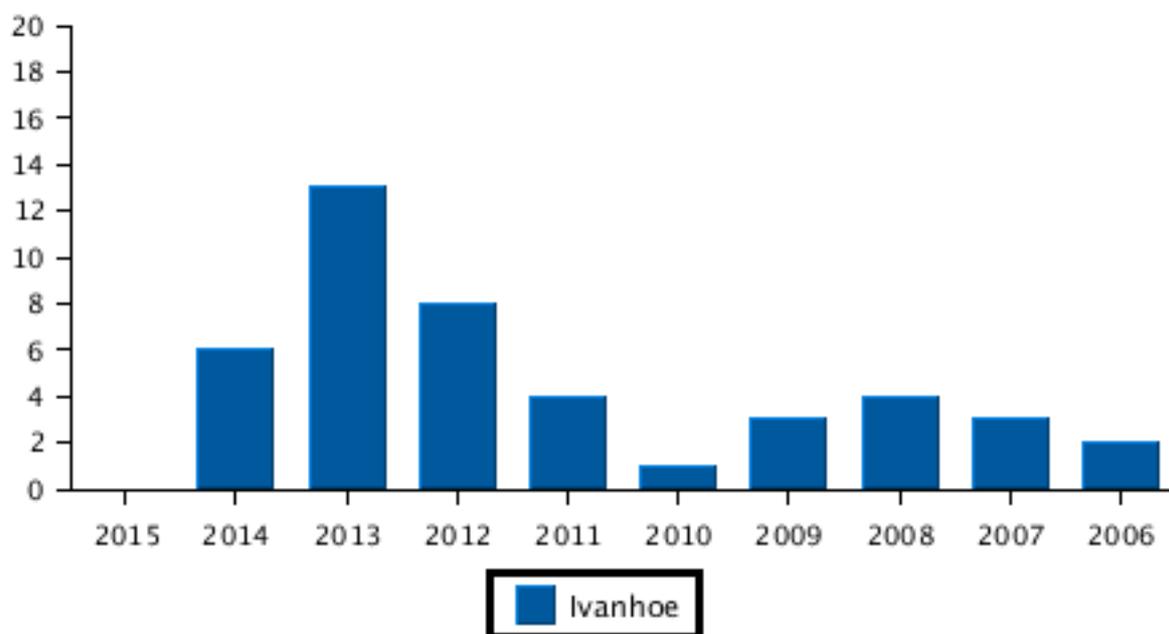
Unit Sales Per Annum

Period	IVANHOE Number
2015	0
2014	93
2013	81
2012	89
2011	77
2010	101
2009	133
2008	83
2007	141
2006	103



Land Sales Per Annum

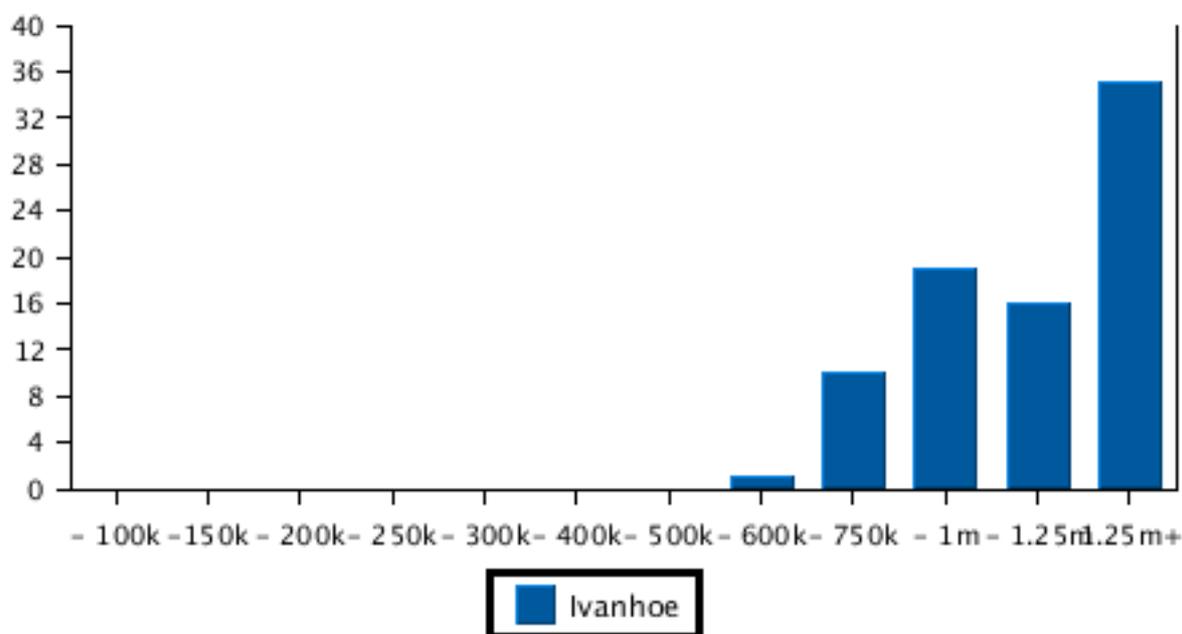
Period	IVANHOE Number
2015	0
2014	6
2013	13
2012	8
2011	4
2010	1
2009	3
2008	4
2007	3
2006	2



► SALES BY PRICE

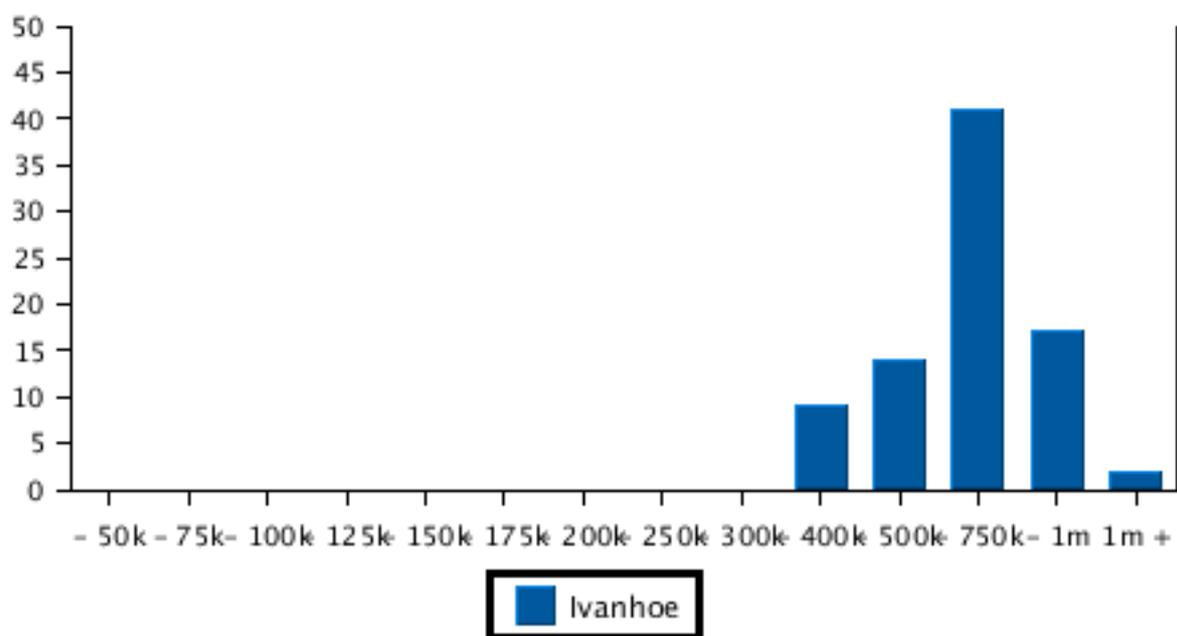
House Sale by Price (12 months)

Price	IVANHOE Number
0 - 100k	0
101 -150k	0
151 - 200k	0
201 - 250k	0
251 - 300k	0
301 - 400k	0
401 - 500k	0
501 - 600k	1
601 - 750k	10
751 - 1m	19
> 1m - 1.25m	16
1.25m+	35



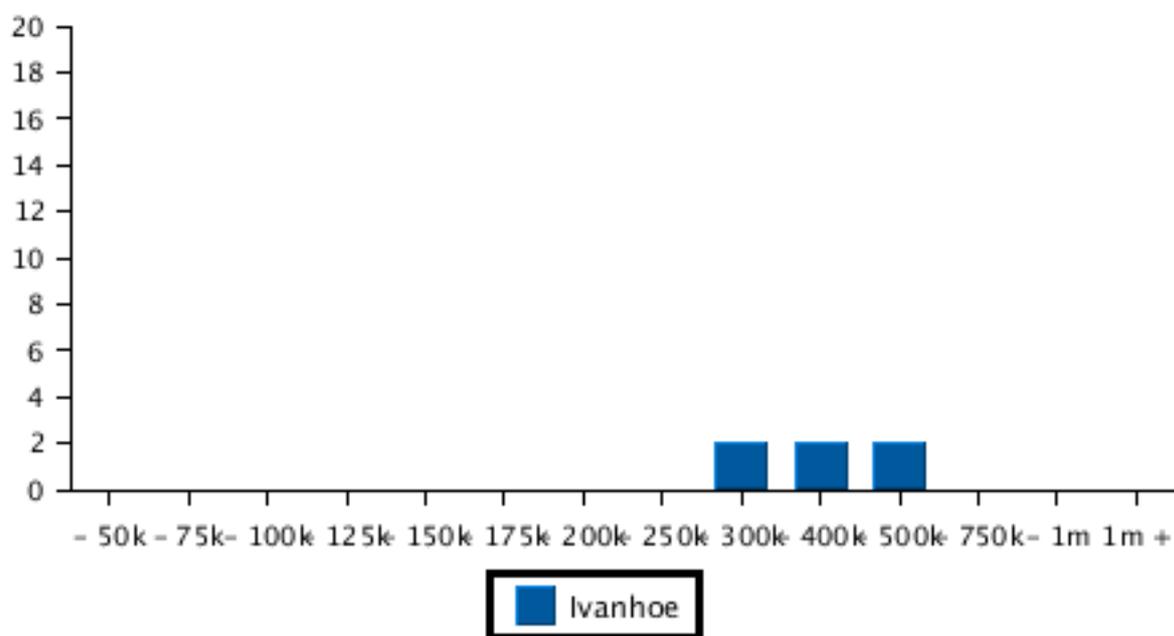
Unit Sale by Price (12 months)

Price	IVANHOE Number
0 - 50k	0
51 - 75k	0
76 - 100k	0
101 - 125k	0
126 - 150k	0
151 - 175k	0
176 - 200k	0
201 - 250k	0
251 - 300k	0
301 - 400k	9
401 - 500k	14
501 - 750k	41
751 - 1m	17
1m +	2



Land Sale by Price (12 months)

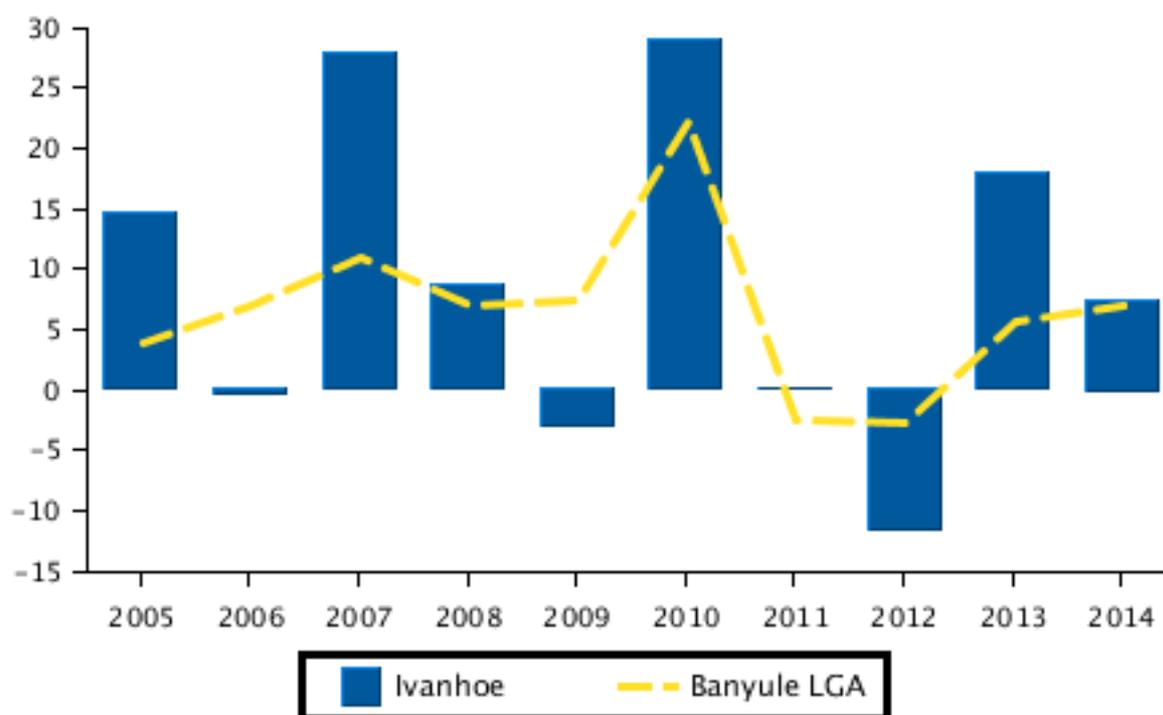
Price	IVANHOE Number
0 - 50k	0
51 - 75k	0
76 - 100k	0
101 - 125k	0
126 - 150k	0
151 - 175k	0
176 - 200k	0
201 - 250k	0
251 - 300k	2
301 - 400k	2
401 - 500k	2
501 - 750k	0
751 - 1m	0
1m +	0



► CAPITAL GROWTH MEDIAN PRICES

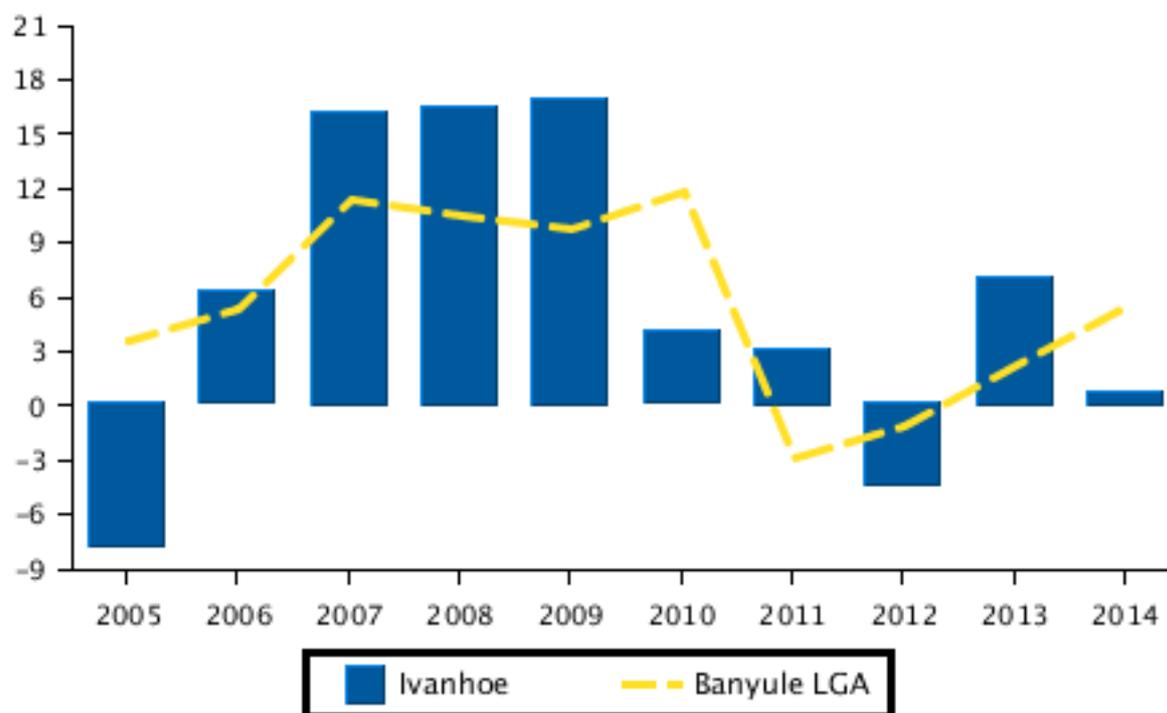
Capital Growth in Median Prices (Houses)

Period	IVANHOE	BANYULE LGA
	% Change	% Change
2014	7.5%	7%
2013	17.9%	5.6%
2012	-11.9%	-2.7%
2011	-0.2%	-2.6%
2010	28.9%	22.1%
2009	-3.2%	7.4%
2008	8.8%	6.9%
2007	28%	11%
2006	-0.5%	7%
2005	14.6%	3.9%



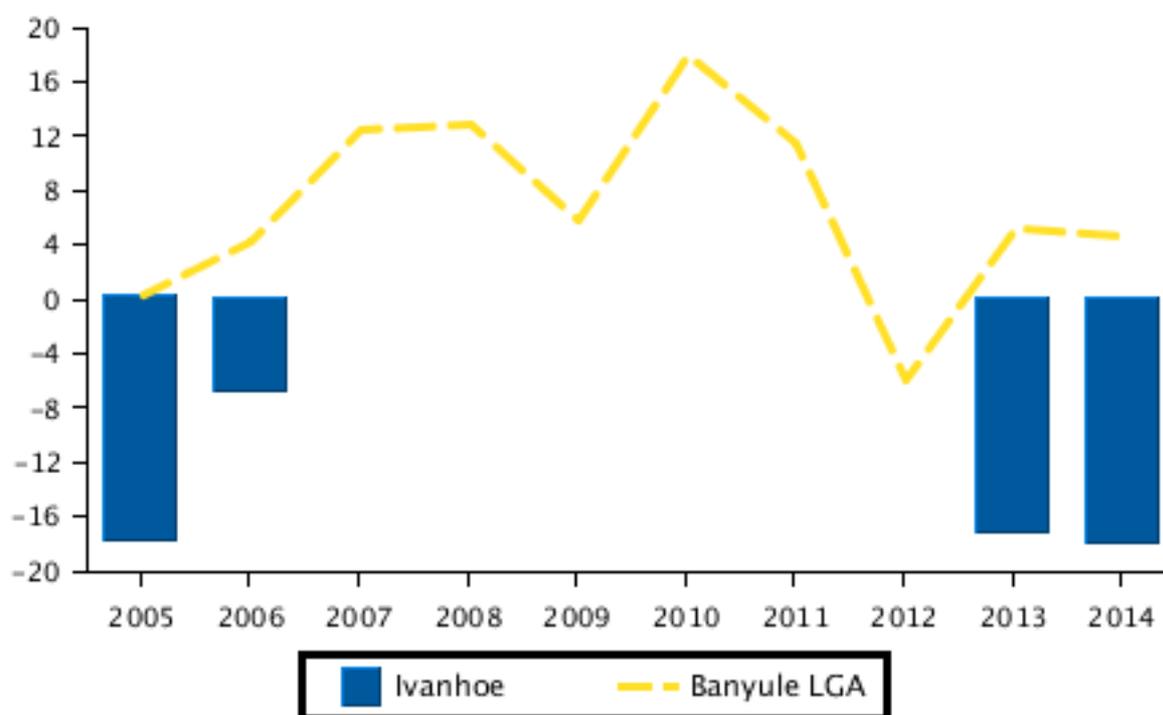
Capital Growth in Median Prices (Unit)

Period	IVANHOE	BANYULE LGA
	% Change	% Change
2014	0.8%	5.5%
2013	7.1%	2.3%
2012	-4.6%	-1.1%
2011	3.1%	-2.9%
2010	4.1%	11.8%
2009	17%	9.8%
2008	16.5%	10.5%
2007	16.2%	11.3%
2006	6.3%	5.3%
2005	-8%	3.6%



Capital Growth in Median Prices (Land)

Period	IVANHOE	BANYULE LGA
	% Change	% Change
2014	-18.2%	4.6%
2013	-17.4%	5.1%
2012	0%	-6%
2011	0%	11.4%
2010	0%	17.9%
2009	0%	5.7%
2008	0%	12.8%
2007	0%	12.4%
2006	-6.9%	4.2%
2005	-18.1%	0.3%



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