

7 MILOS COURT, FRASER RISE, VIC 3336



Owner Details

Owner Name(s): THE PROPRIETORS

Owner Address: N/A

Phone(s):

Owner Type: Rental

Property Details

4 2 2

Property Type: House - N/A

RPD: 331//PS830442 (12366479)

Area: 350 m²

Area \$/m²: \$1,032

Land Use: VACANT RESIDENTIAL DWELLING SITE/SURVEYED LOT

Water/Sewerage:

Zoning

Property ID: 1512593779 /

Council: MELTON CITY

UBD Ref: UBD Ref: 187 R11

Features:

Sales History

Sale Amount: Sale Date: Vendor:

\$ 360,000 23/11/2021 THE PROPRIETORS

Area:

350 m²

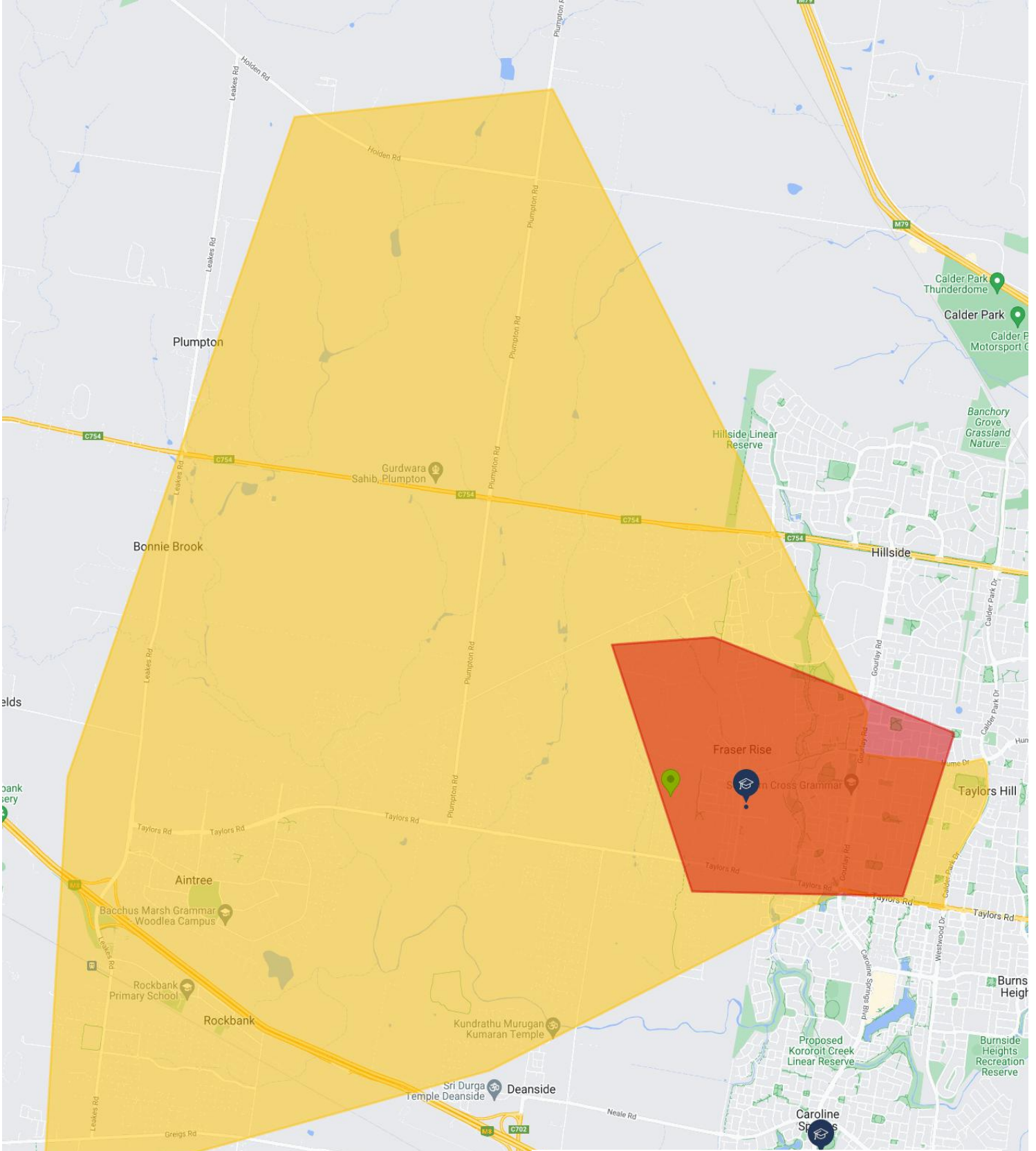
Sale Type:

Normal Sale

Related:

No

School Catchment Areas



Springside Primary School

Prep - 6

Co-ed



Springside West Secondary College

7 - 12

Co-ed



Nearby Sold Properties (Price Range)



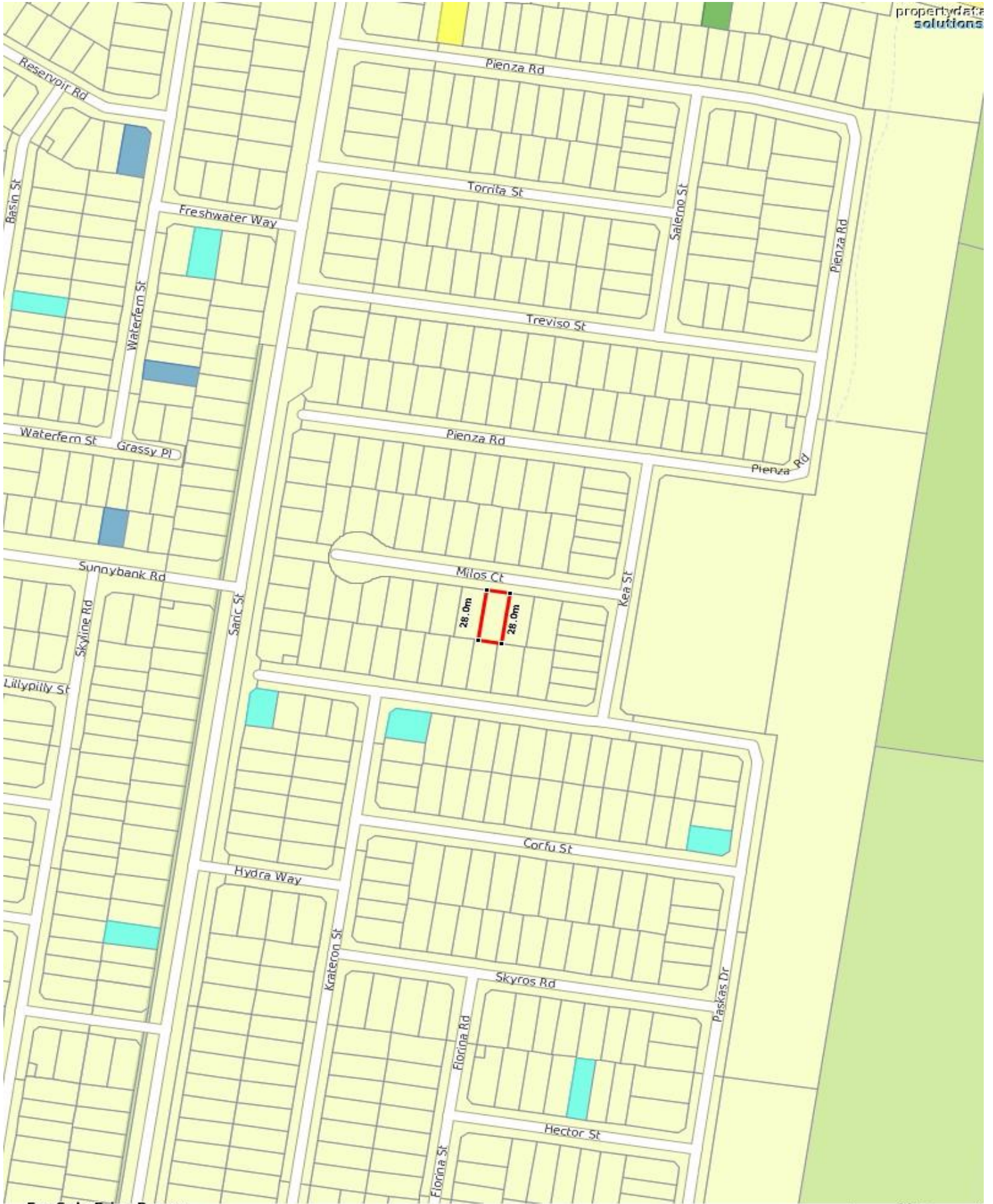
Nearby Sold Properties (Sale Date)



Sale Period
■ last 36 months ■ last 24 months ■ last 12 months

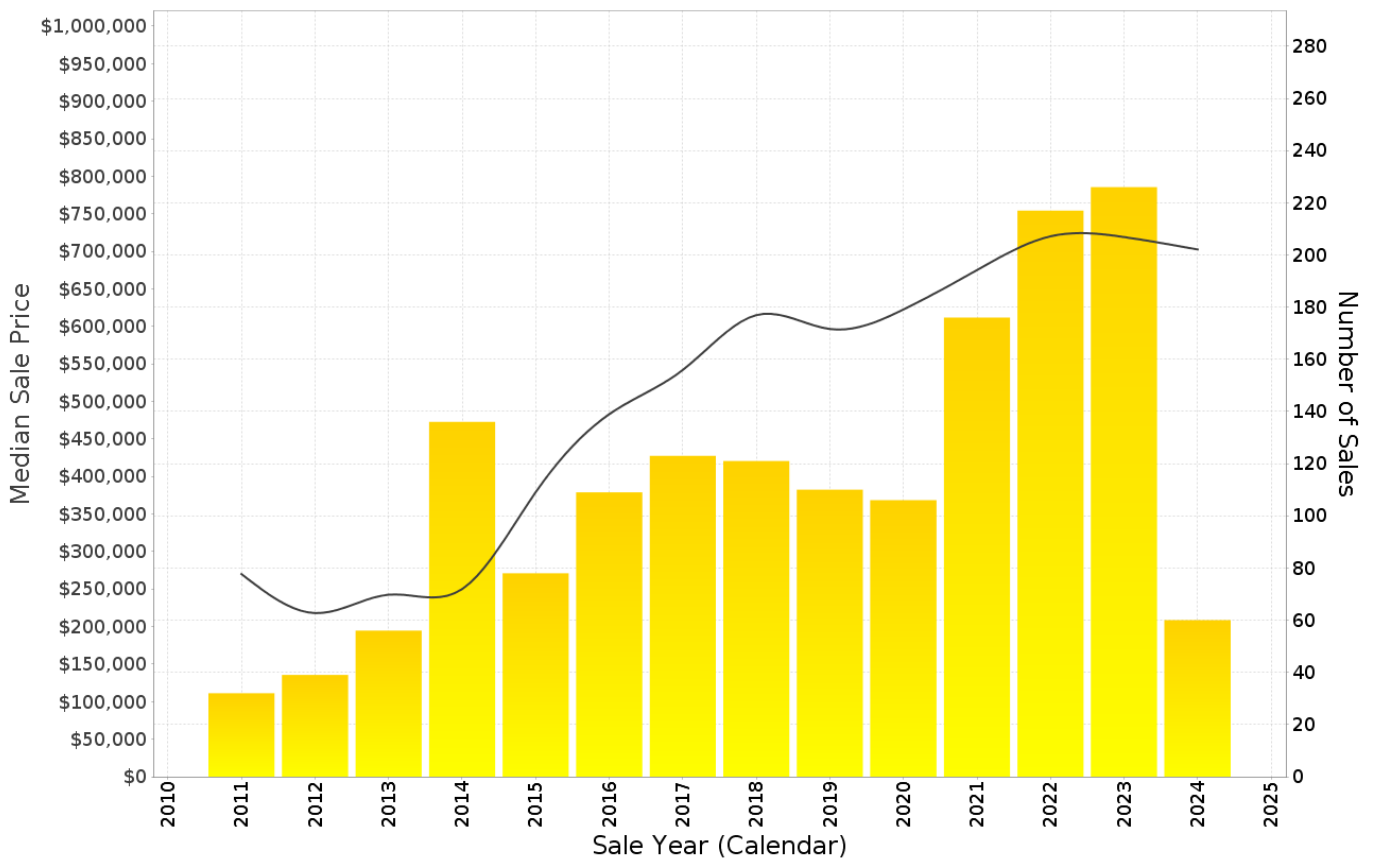
80m
632m view

Nearby Properties For Sale

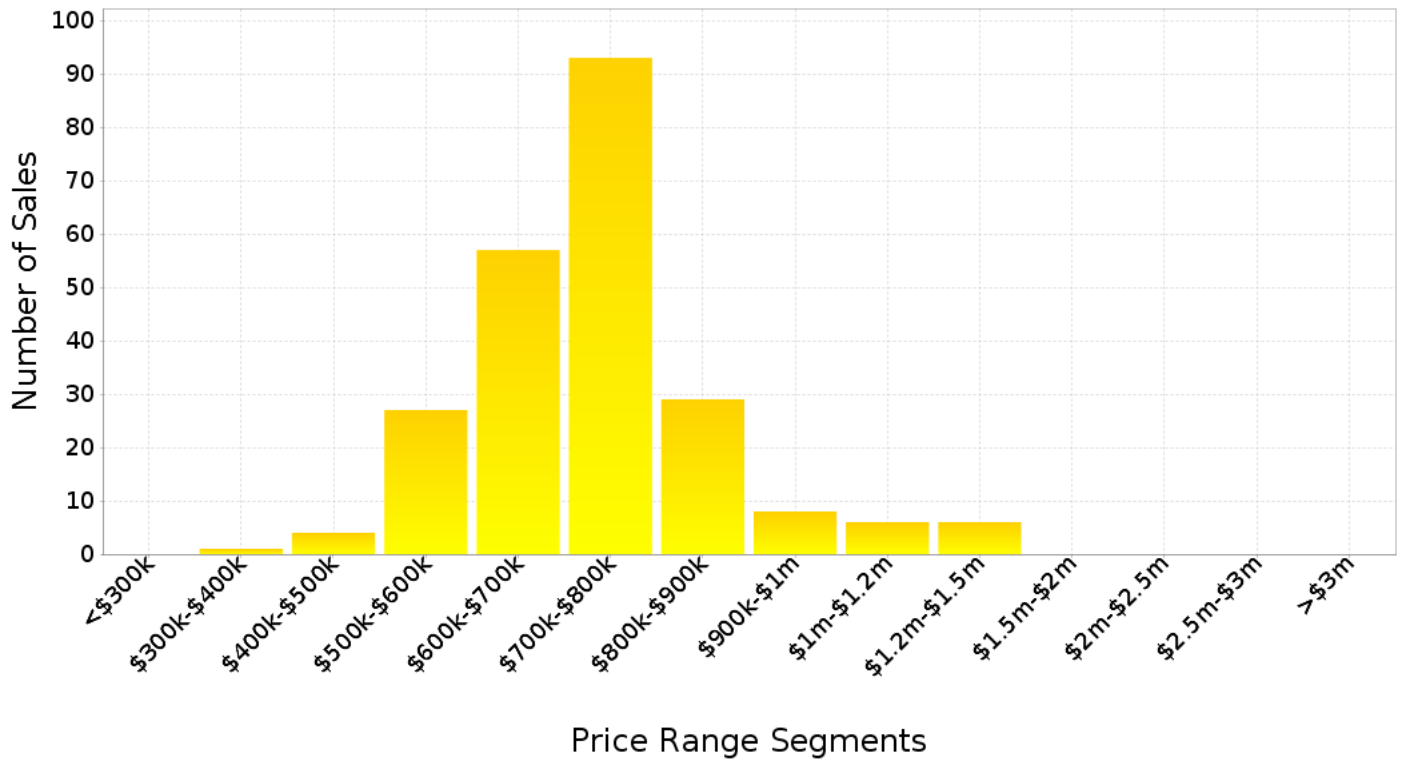


Sales & Growth Chart (House)

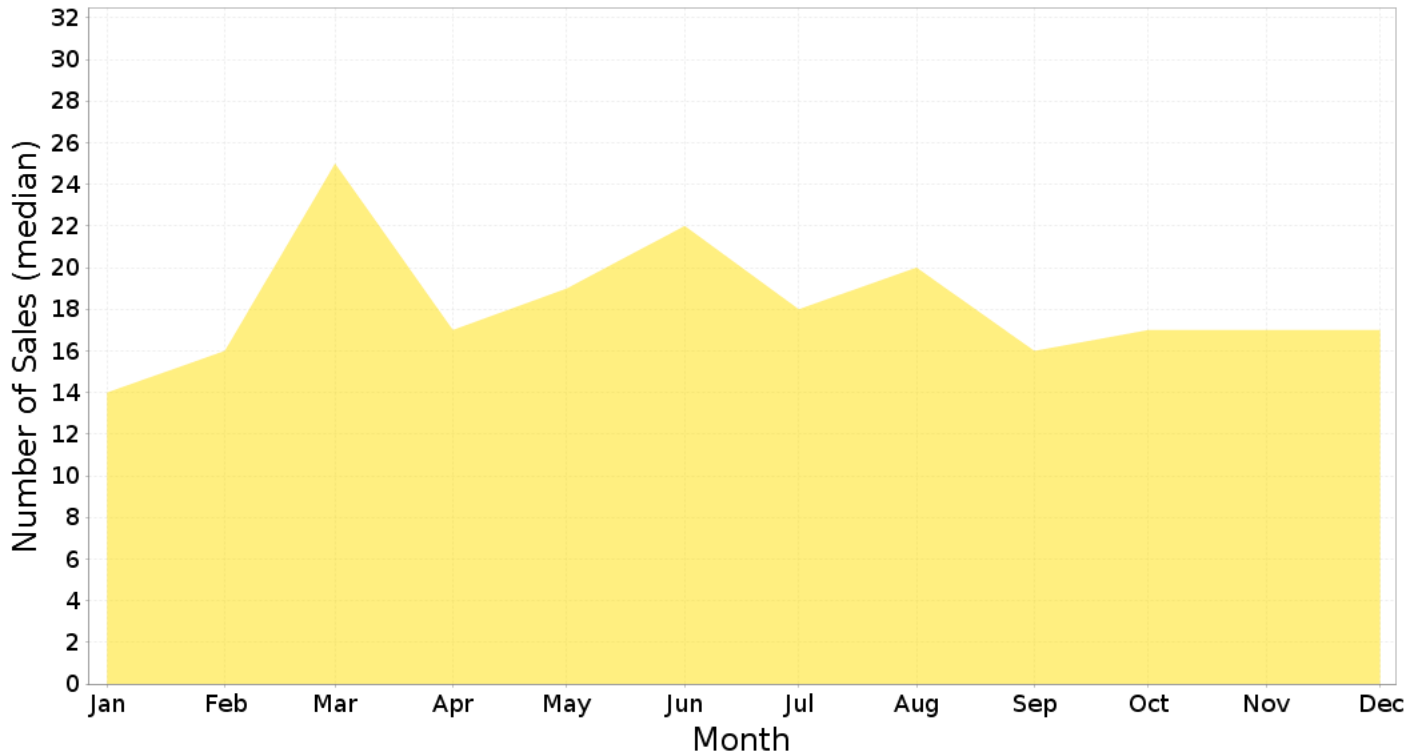
Year	No. of Sales	Average	Median	Growth	Low	High
2011	32	\$ 552,531	\$ 270,000		\$ 140,000	\$ 9,500,000
2012	39	\$ 242,200	\$ 218,000	-19.3 %	\$ 96,500	\$ 634,500
2013	56	\$ 300,698	\$ 242,500	11.2 %	\$ 107,500	\$ 630,000
2014	136	\$ 347,108	\$ 250,000	3.1 %	\$ 129,500	\$ 8,000,000
2015	78	\$ 357,004	\$ 378,969	51.6 %	\$ 127,900	\$ 617,500
2016	109	\$ 482,838	\$ 483,000	27.5 %	\$ 220,000	\$ 1,950,000
2017	123	\$ 1,234,522	\$ 542,000	12.2 %	\$ 300,000	\$ 27,500,000
2018	121	\$ 778,516	\$ 615,000	13.5 %	\$ 250,000	\$ 22,540,000
2019	110	\$ 713,958	\$ 596,500	-3.0 %	\$ 329,000	\$ 9,990,000
2020	106	\$ 624,260	\$ 622,500	4.4 %	\$ 258,000	\$ 1,250,000
2021	176	\$ 801,939	\$ 675,000	8.4 %	\$ 70,000	\$ 22,500,000
2022	217	\$ 749,413	\$ 720,000	6.7 %	\$ 310,500	\$ 1,720,000
2023	226	\$ 727,703	\$ 719,000	-0.1 %	\$ 425,000	\$ 1,450,000
2024	60	\$ 728,367	\$ 702,500	-2.3 %	\$ 310,000	\$ 1,255,000



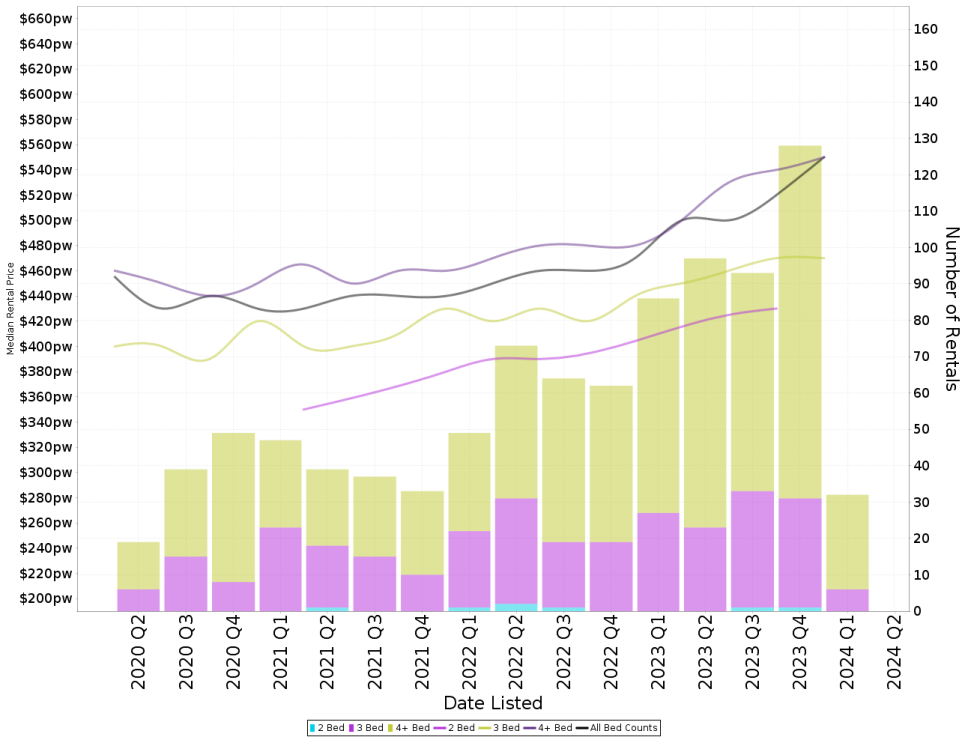
Price Segmentation



Peak Selling Periods



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+0.9%

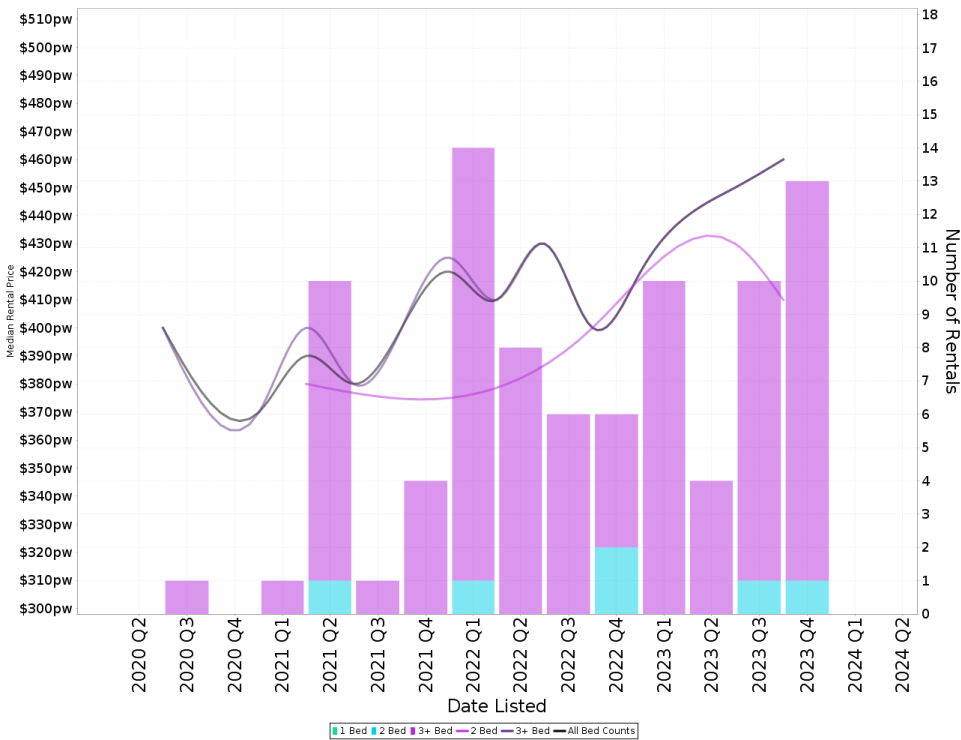
Current Median Price: \$720,000
Previous Median Price: \$713,750
Based on 431 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.6%

Current Median Price: \$720,000
Current Median Rent: \$500
Based on 350 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+2.4%

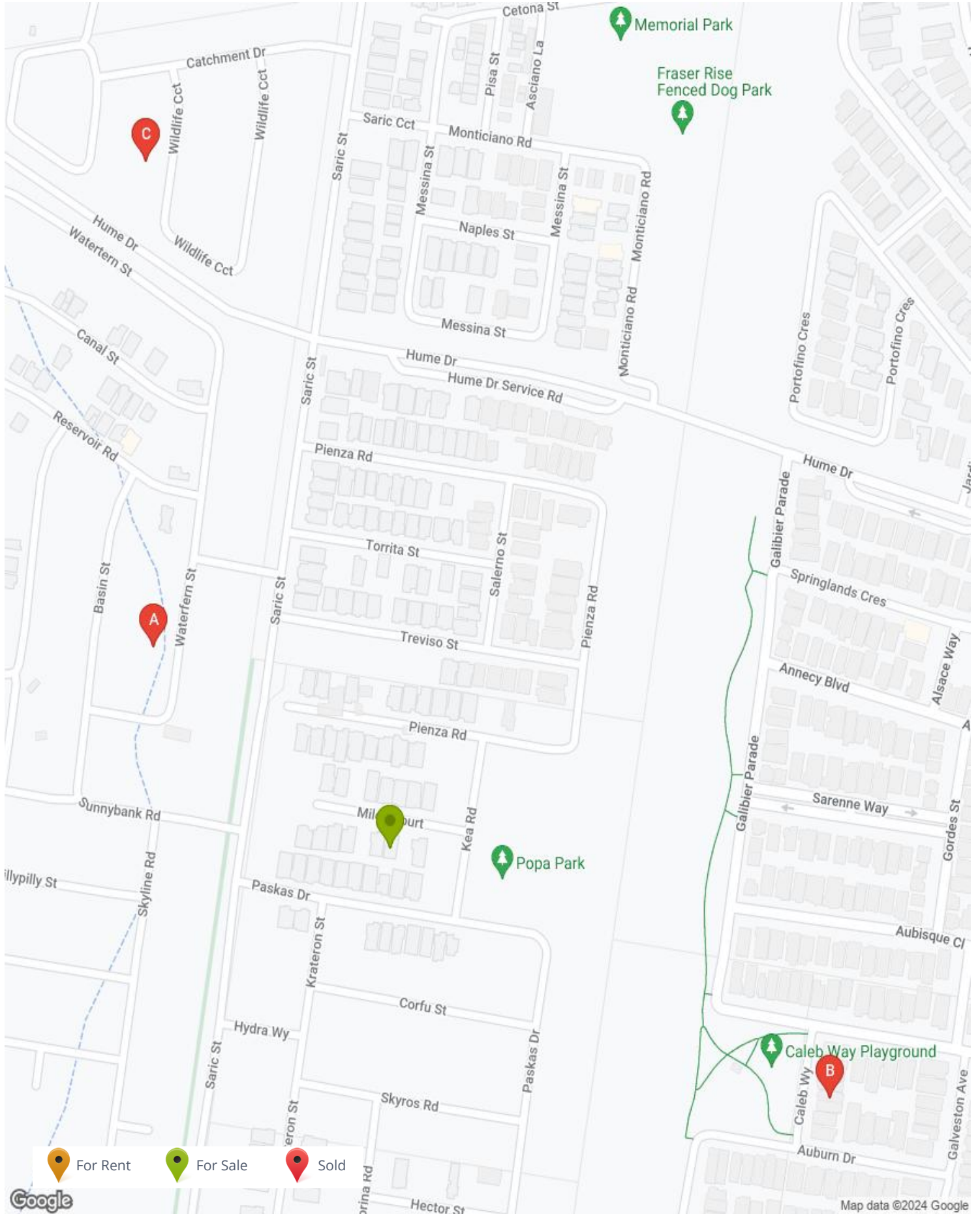
Current Median Price: \$599,000
Previous Median Price: \$585,000
Based on 8 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.9%

Current Median Price: \$599,000
Current Median Rent: \$450
Based on 27 registered Unit rentals compared over the last 12 months.

Comparable Properties Map



Nearby Comparable Sold Properties

There are 3 sold properties selected within the radius of 1000.0m from the focus property. The lowest sale price is \$595,000 and the highest sale price is \$625,000 with a median sale price of \$600,000. Days listed ranges from 33 to 63 days with the average currently at 48 days for these selected properties.

17 WATERFERN ST, FRASER RISE, VIC 3336

UBD Ref: Melbourne - 187 Q11
Distance from Property: 260m

 4  2  1



Property Type: House
Area: 266 m²
Area \$/m²:
RPD: 440//PS832768

Features:

Sale Price: **Price Withheld (Agents Advice -**
Sale Date: 16/05/2024 Days to Sell: **63 Days**
Last Price: \$620,000 - \$650,000 Chg %:
First Price: \$600,000 - \$650,000 Chg %:



8 CALEB WAY, FRASER RISE, VIC 3336

UBD Ref: Melbourne - 188 A12
Distance from Property: 430m

 4  2  1



Property Type: House
Area: 255 m²
Area \$/m²: \$2,333
RPD: 501//PS738378

Features:

Sale Price: **\$595,000 (Normal Sale)**
Sale Date: 09/01/2024 Days to Sell: **33 Days**
Last Price: Under Contract (Under Chg %:
First Price: \$580,000 to \$620,000 Chg %:



37 WILDLIFE CCT, FRASER RISE, VIC 3336

UBD Ref: Melbourne - 187 Q9
Distance from Property: 586m

 4  2  1



Property Type: House
Area: 237 m²
Area \$/m²: \$2,532
RPD: 352//PS832767

Features: ENSUITE, GARAGE, STUDY, BUILT IN ROBES, MODERN KITCHEN, AIR
CONDITIONED

Sale Price: **\$600,000 (Normal Sale)**
Sale Date: 17/04/2024 Days to Sell:
Last Price: Chg %:
First Price: Chg %:



7 MILOS COURT, FRASER RISE, VIC 3336



Appraisal Price

This market analysis has been prepared on 30/05/2024 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:

\$590,000 to \$640,000

Contact your agent for further information:



Agent Name: Bailey Chircop
Mobile: +61 413 095 298
Office: Ray White Caroline Springs
Office Phone: 03 9361 6666
Email: bailey.chircop@raywhite.com