

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

Property Type: House - N/A

RPD: 331//PS830442 (12366479)

Land Use: VACANT RESIDENTIAL DWELLING SITE/SURVEYED LOT

Zoning

Council: MELTON CITY

Features:

Area: 350 m² Area \$/m2: \$1,032

Water/Sewerage:

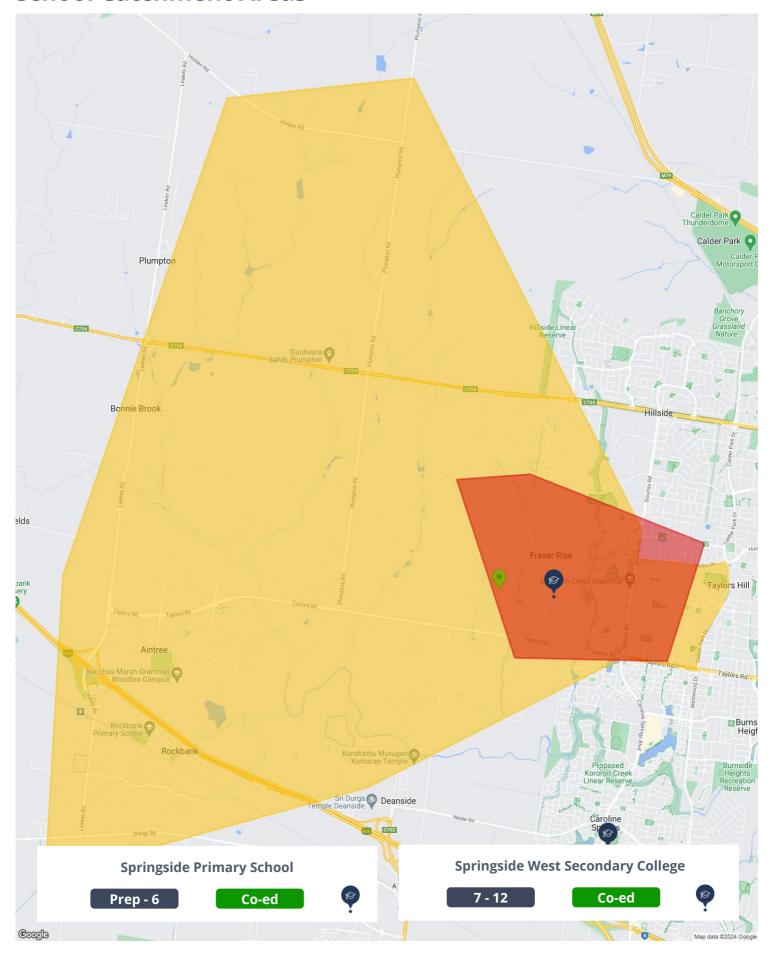
Property ID: 1512593779 / UBD Ref: UBD Ref: 187 R11

Sales History

Sale Amount:Sale Date:Vendor:Area:Sale Type:Related:\$ 360,00023/11/2021THE PROPRIETORS350 m²Normal SaleNo



School Catchment Areas











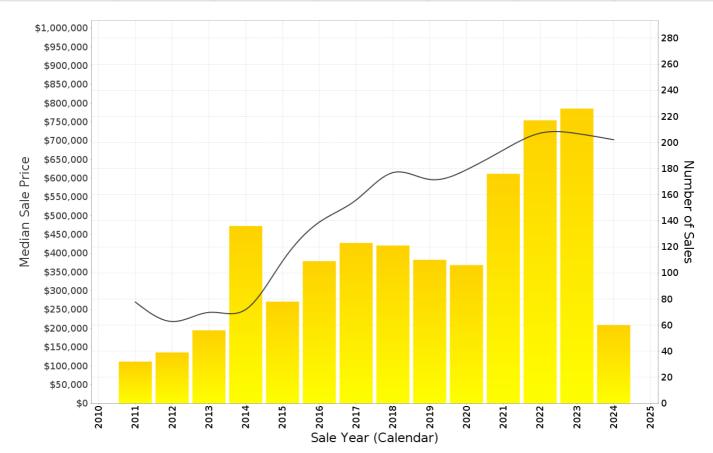






Sales & Growth Chart (House)

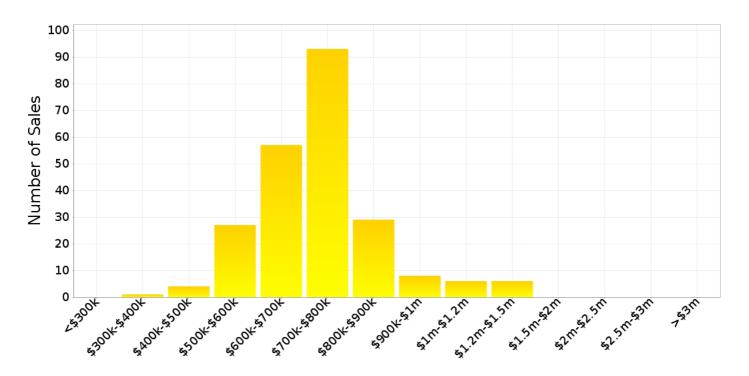
Year	No. of Sales	Average	Median	Growth	Low	High
2011	32	\$ 552,531	\$ 270,000		\$ 140,000	\$ 9,500,000
2012	39	\$ 242,200	\$ 218,000	-19.3 %	\$ 96,500	\$ 634,500
2013	56	\$ 300,698	\$ 242,500	11.2 %	\$ 107,500	\$ 630,000
2014	136	\$ 347,108	\$ 250,000	3.1 %	\$ 129,500	\$ 8,000,000
2015	78	\$ 357,004	\$ 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



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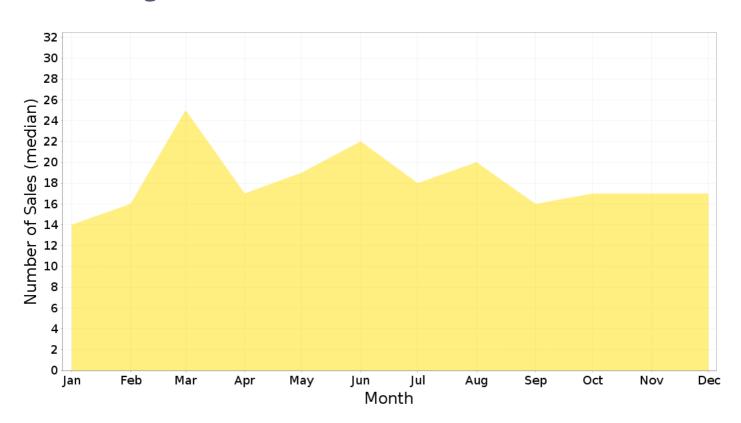


Price Segmentation

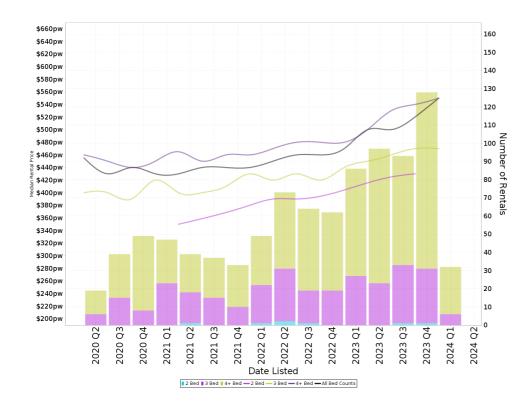


Price Range Segments

Peak Selling Periods



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+0.9%

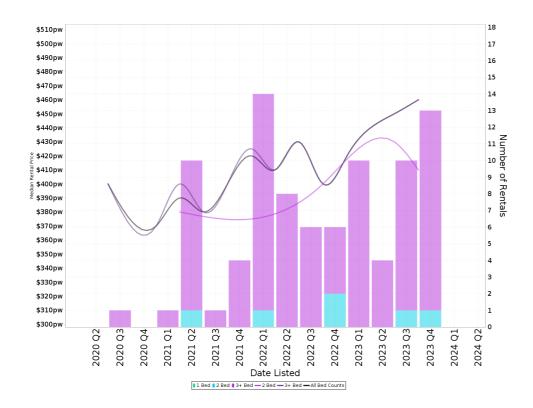
Current Median Price: \$720,000
Previous Median Price: \$713,750
ased on 431 registered House sales compared ove
the last two rolling 12 month periods.

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 Cetona St Memorial Park Catchment Dr Pisa St Fraser Rise Fenced Dog Park Wildlife Cct Saric Cct Monticiano Rd Saric St Messina St Messina St Monticiano Rd Hume Dr Waterfern St Naples St Wildlife Cct Monticiano Rd Portofino Cres Portofino Cres Messina St Hume Dr. Hume Dr Service Rd Reservoir Rd Pienza Rd Hume Dr Galibier Parade Salerno St Torrita St Basin St Waterfern St Springlands Cres Treviso St Annecy Blvd Pienza Rd Sarenne Way Sunnybank Rd Kea Rd Gordes ; Popa Park llypilly St Paskas Dr Krateron St Aubisque Cl Corfu St Hydra Wy Saric St Caleb Way Playground Caleb Wy Skyros Rd Auburn Dr. For Rent For Sale Sold Jrina Rd Coools Hector St Map data @2024 Google



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



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

Features:

UBD Ref: Melbourne - 187 O11 Distance from Property: 260m







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



8 CALEB WAY, FRASER RISE, VIC 3336



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

Features:

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







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



Property Type: House Area: 237 m² Area \$/m2: \$2,532 RPD: 352//PS832767 UBD Ref: Melbourne - 187 Q9 Distance from Property: 586m







Sale Price: \$600,000 (Normal Sale) Sale Date: 17/04/2024 Days to Sell:

Last Price: Chg %: First Price: Chg %:

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





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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