

COMPARATIVE MARKET ANALYSIS

50 Hex Street West Footscray VIC 3012

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► YOUR PROPERTY

50 Hex Street West Footscray VIC 3012



► SINGLE PROPERTY MAPPING


Aerial View





Cadastral View




► SOLD PROPERTIES

	686 Barkly Street West Footscray VIC 3012	<div> <div>2</div> <div>1</div> <div>2</div> <div>Approx. 475m²</div> </div>
<div> <div>Sold Price: \$670,000</div> <div>Sold Date: 23 Mar 2016</div> <div>Category: House: Standard</div> <div>Lot Plan: 1/TP418721 WEST FOOTSCRAY VIC</div> </div>	<div>Distance: 0.83km</div>	

	36 Dempster Street West Footscray VIC 3012	<div> <div>3</div> <div>1</div> <div>1</div> <div>529m²</div> </div>
<div> <div>Sold Price: \$651,500</div> <div>Sold Date: 23 Apr 2016</div> <div>Category: House: Standard</div> <div>Lot Plan: 43/LP12575 WEST FOOTSCRAY VIC</div> </div>	<div>Distance: 0.14km</div>	


	23 Fontein Street West Footscray VIC 3012	<div> <div>2</div> <div>1</div> <div>2</div> <div>Approx. 461m²</div> </div>
<div> <div>Sold Price: \$850,000</div> <div>Sold Date: 21 May 2016</div> <div>Category: House</div> <div>Lot Plan: 160/LP5581 WEST FOOTSCRAY VIC</div> </div>	<div>Distance: 0.24km</div>	

	32 Fontein Street West Footscray VIC 3012	<div> <div>2</div> <div>1</div> <div>2</div> <div>464m²</div> </div>
<div> <div>Sold Price: \$850,000</div> <div>Sold Date: 21 May 2016</div> <div>Category: House</div> <div>Lot Plan: 72/LP5581 WEST FOOTSCRAY VIC</div> </div>	<div>Distance: 0.23km</div>	

► ON THE MARKET





	1/37 Hampton Parade West Footscray VIC 3012		 3	 1	 1	 Approx. 302m ²
	Listing Price:	Auction				
	Listing Date:	5 Sep 2016				
	Agency:	Village Real Estate - Seddon				
	Lot Plan:	1/PS306665 WEST FOOTSCRAY VIC	Listing Type: Auction Distance: 0.60km			


► COMPARATIVE RENTAL PROPERTY



23 Hex Street West Footscray VIC 3012





First Rental Price:	\$420/W
Current Rental Price:	Not Disclosed
First Listed Date:	8 Jun 2016
Current Listed Date:	28 Jul 2016

 2	 1	 2	 Approx. 280m ²
Category: House: Standard			
Distance: 0.19km			



43 Palmerston Street West Footscray VIC 3012

First Rental Price:	\$470/W
Current Rental Price:	\$470/W
First Listed Date:	3 May 2016
Current Listed Date:	24 May 2016

 2	 1	 -	 Approx. 357m ²
Category: House			
Distance: 0.84km			

► AREA PROFILE

The size of West Footscray is approximately 4 square kilometres. It has 11 parks covering nearly 5% of total area.

The population of West Footscray in 2006 was 9,765 people. By 2011 the population was 10,217 showing a population growth of 4% in the area during that time.

The predominant age group in West Footscray is 25-34 years.

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

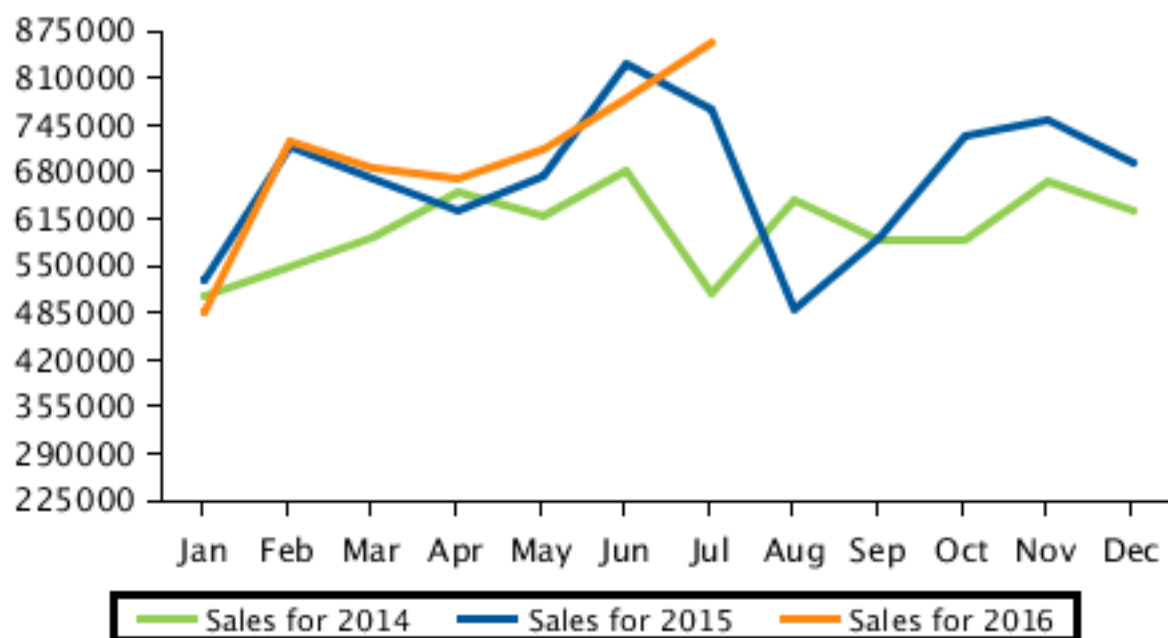
In general, people in West Footscray work in a Professional occupation.

In 2006, 58.6% of the homes in West Footscray were owner-occupied compared with 57.9% in 2011.

Currently the median sales price of houses in the area is 860,000.

Median Sale Price

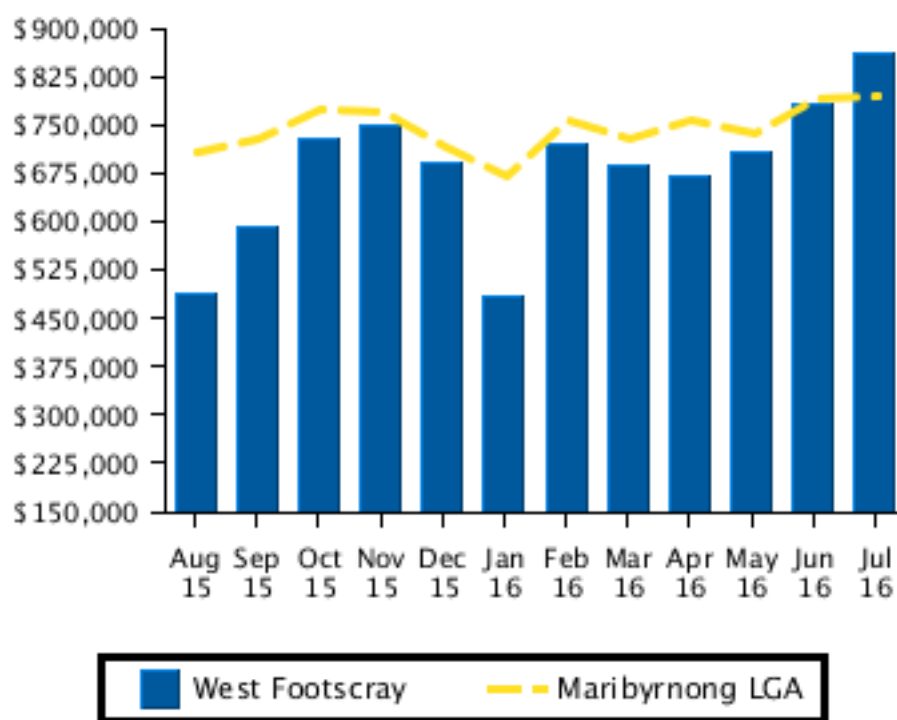
	YEAR 2014	YEAR 2015	YEAR 2016
Period	Median Price	Median Price	Median Price
January	\$508,000	\$530,000	\$485,000
February	\$550,000	\$713,000	\$721,500
March	\$590,001	\$670,000	\$685,000
April	\$650,000	\$625,000	\$669,000
May	\$620,000	\$675,000	\$709,000
June	\$680,000	\$827,000	\$782,000
July	\$510,000	\$765,000	\$860,000
August	\$640,000	\$489,000	\$0
September	\$586,500	\$590,000	\$0
October	\$585,000	\$727,500	\$0
November	\$666,250	\$750,000	\$0
December	\$627,500	\$692,500	\$0



► RECENT MEDIAN SALE PRICES

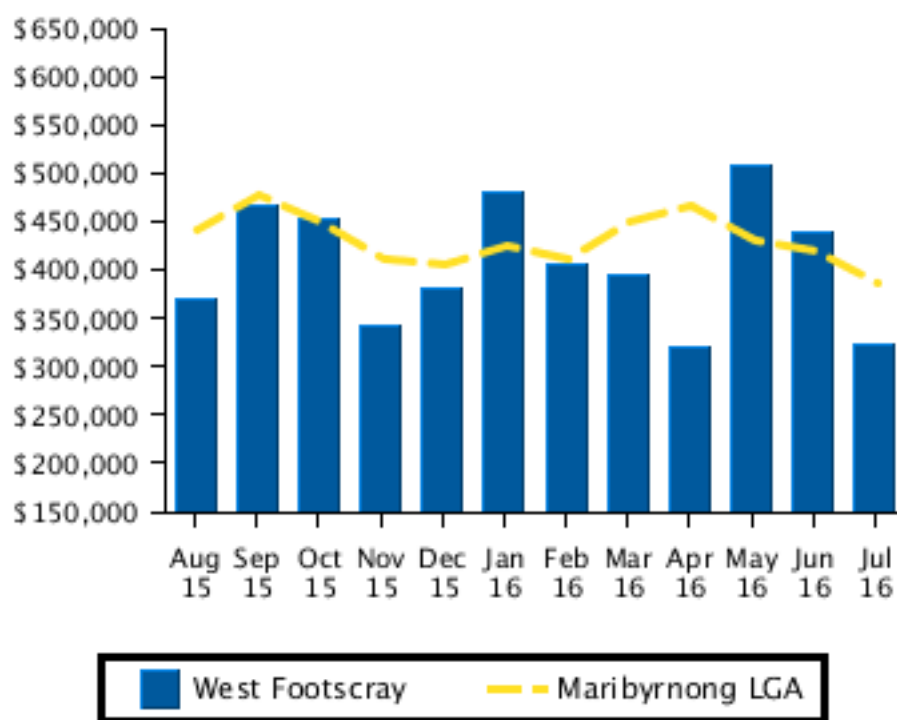
Recent Median House Sale Prices

Period	WEST FOOTSCRAY	MARIBYRNONG LGA
	Median Price	Median Price
July 2016	\$860,000	\$795,000
June 2016	\$782,000	\$789,000
May 2016	\$709,000	\$736,000
April 2016	\$669,000	\$755,000
March 2016	\$685,000	\$730,000
February 2016	\$721,500	\$759,000
January 2016	\$485,000	\$672,000
December 2015	\$692,500	\$717,500
November 2015	\$750,000	\$767,500
October 2015	\$727,500	\$775,000
September 2015	\$590,000	\$730,000
August 2015	\$489,000	\$708,000



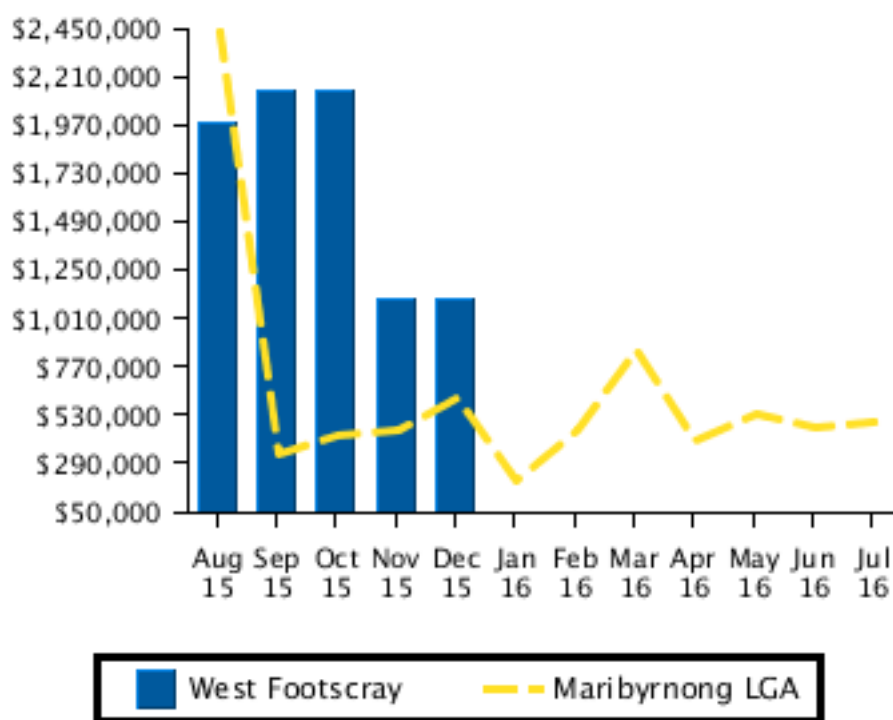
Recent Median Unit Sale Prices

Period	WEST FOOTSCRAY	MARIBYRNONG LGA
	Median Price	Median Price
July 2016	\$324,000	\$387,000
June 2016	\$438,000	\$420,000
May 2016	\$508,000	\$430,000
April 2016	\$319,000	\$465,000
March 2016	\$395,000	\$449,375
February 2016	\$406,250	\$411,250
January 2016	\$480,000	\$426,000
December 2015	\$380,000	\$406,500
November 2015	\$342,250	\$410,000
October 2015	\$451,275	\$450,000
September 2015	\$466,463	\$477,927
August 2015	\$370,000	\$442,000



Recent Median Land Sale Prices

Period	WEST FOOTSCRAY	MARIBYRNONG LGA
	Median Price	Median Price
July 2016	\$9,900	\$500,000
June 2016	\$9,900	\$472,500
May 2016	\$9,900	\$530,000
April 2016	\$9,900	\$405,000
March 2016	\$9,900	\$855,000
February 2016	\$9,900	\$455,000
January 2016	\$9,900	\$204,950
December 2015	\$1,100,000	\$615,000
November 2015	\$1,100,000	\$450,000
October 2015	\$2,145,000	\$432,500
September 2015	\$2,145,000	\$340,000
August 2015	\$1,982,750	\$2,425,000

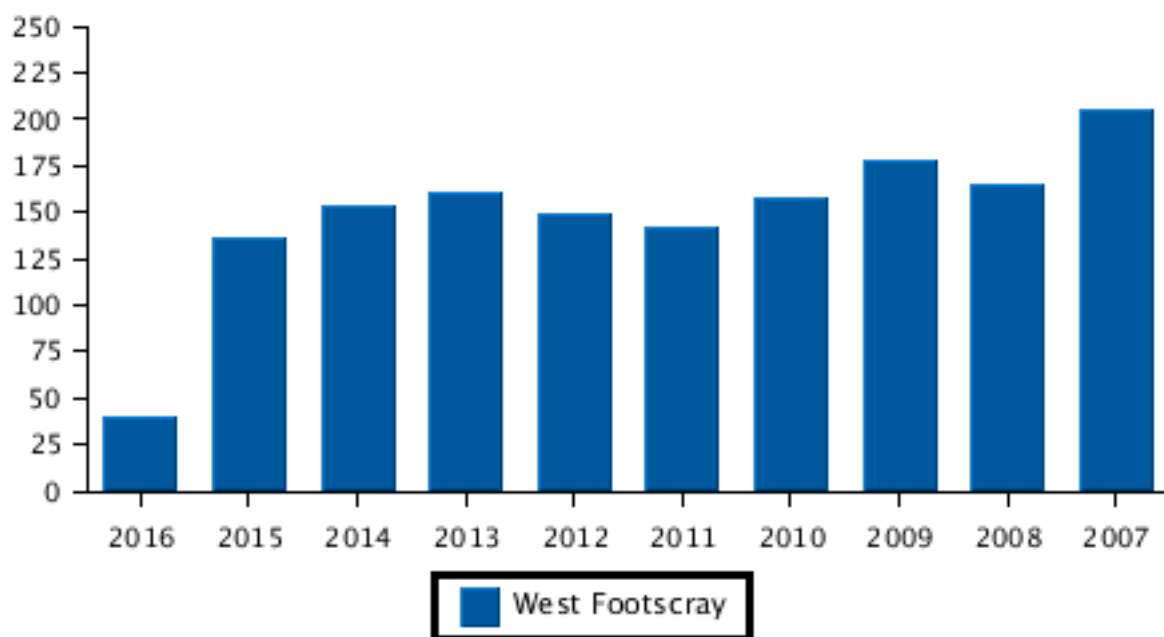


► SALES PER ANNUM

House Sales Per Annum

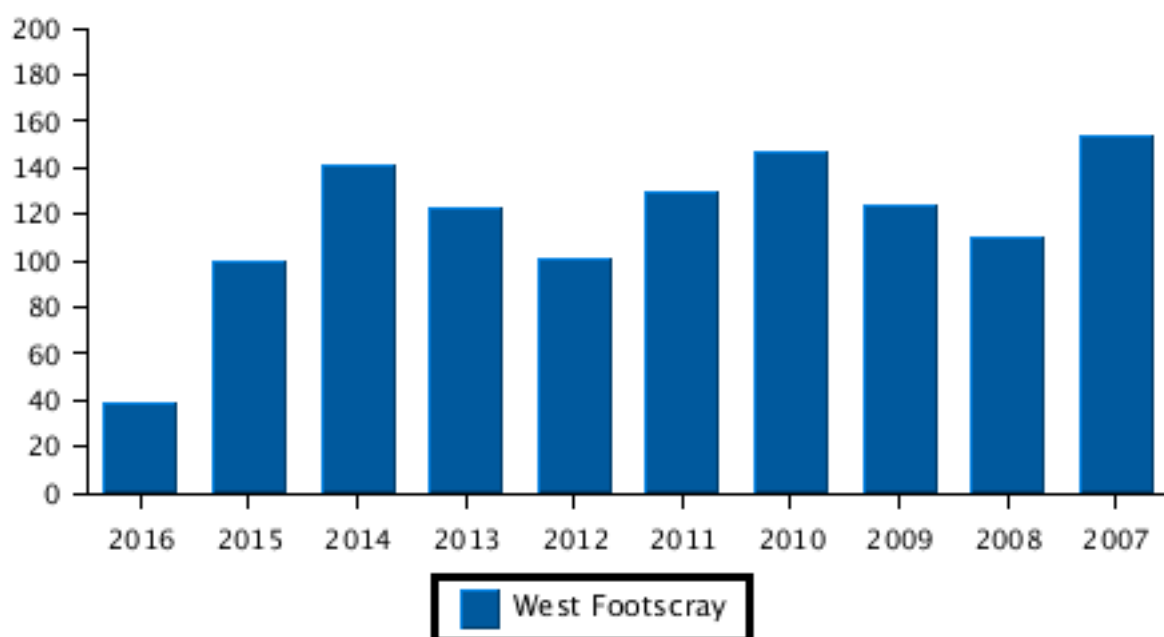
WEST FOOTSCRAY

Period	Number
2016	39
2015	136
2014	153
2013	160
2012	149
2011	141
2010	157
2009	178
2008	164
2007	205



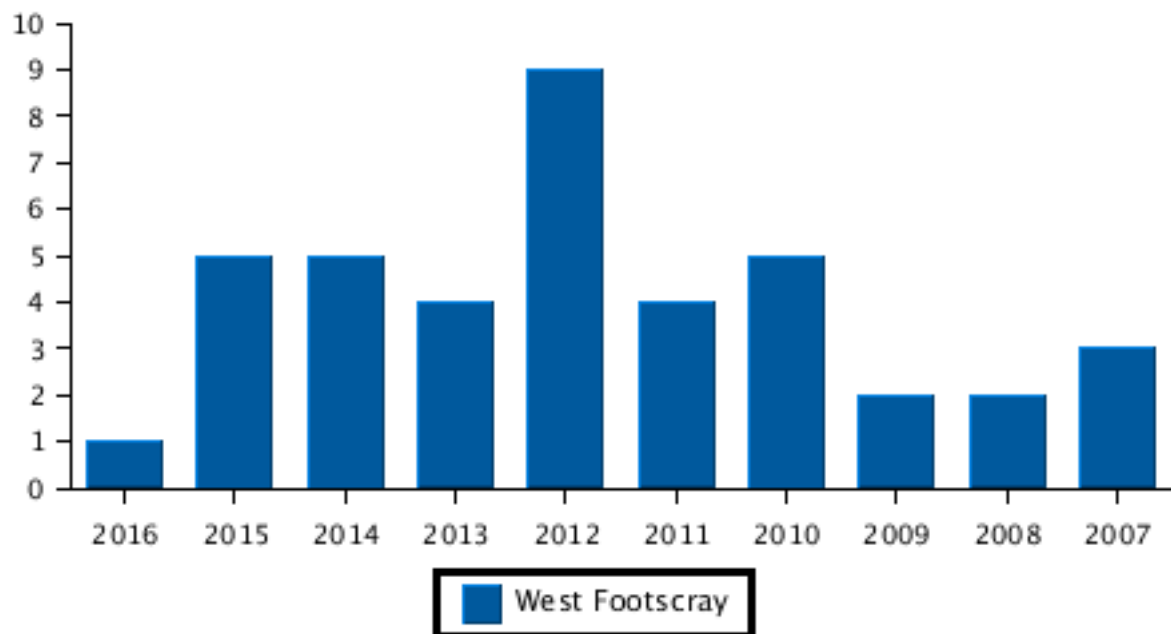
Unit Sales Per Annum

WEST FOOTSCRAY	
Period	Number
2016	39
2015	99
2014	141
2013	122
2012	101
2011	129
2010	147
2009	124
2008	110
2007	154



Land Sales Per Annum

WEST FOOTSCRAY	
Period	Number
2016	1
2015	5
2014	5
2013	4
2012	9
2011	4
2010	5
2009	2
2008	2
2007	3

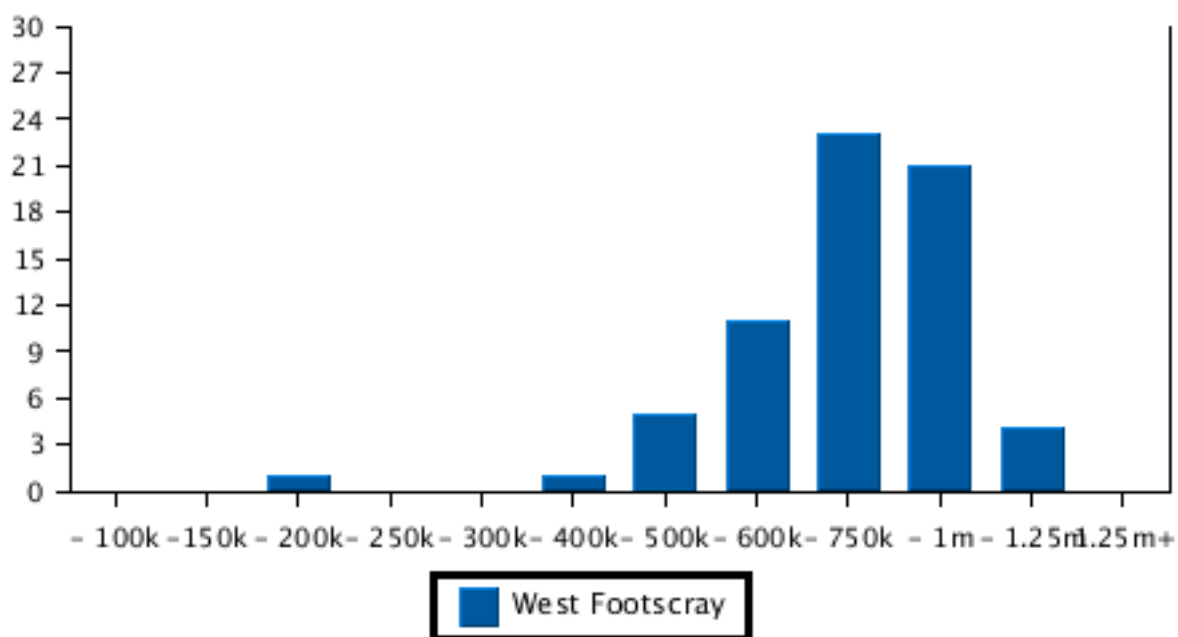


► SALES BY PRICE

House Sale by Price (12 months)

WEST FOOTSCRAY

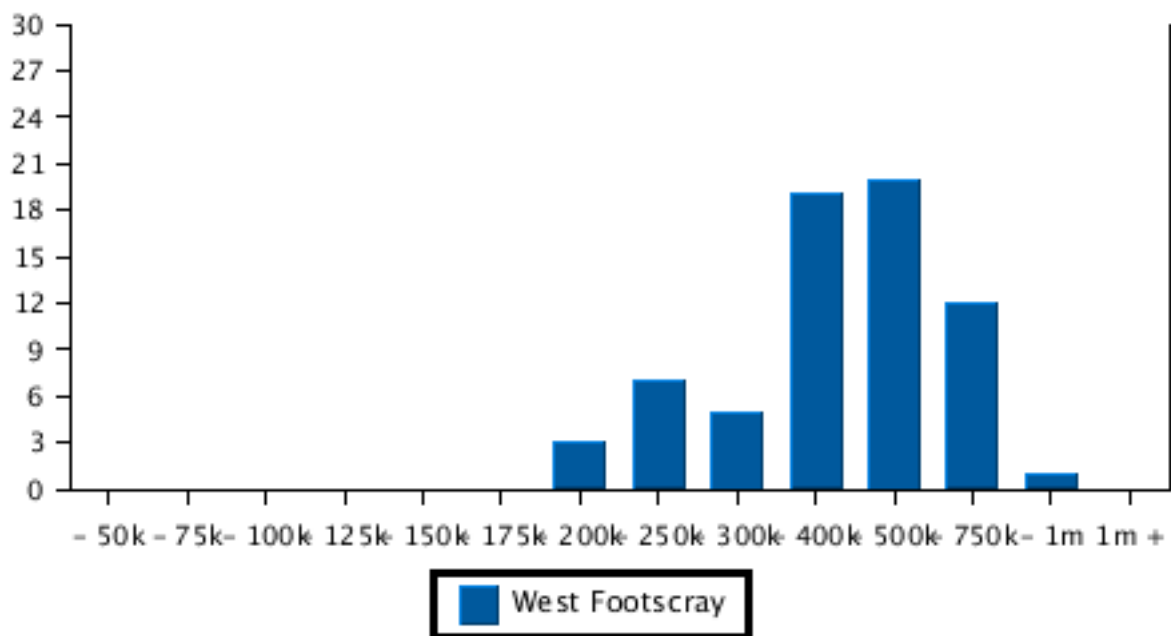
Price	Number
0 - 100k	0
101 - 150k	0
151 - 200k	1
201 - 250k	0
251 - 300k	0
301 - 400k	1
401 - 500k	5
501 - 600k	11
601 - 750k	23
751 - 1m	21
> 1m - 1.25m	4
1.25m+	0



Unit Sale by Price (12 months)

WEST FOOTSCRAY

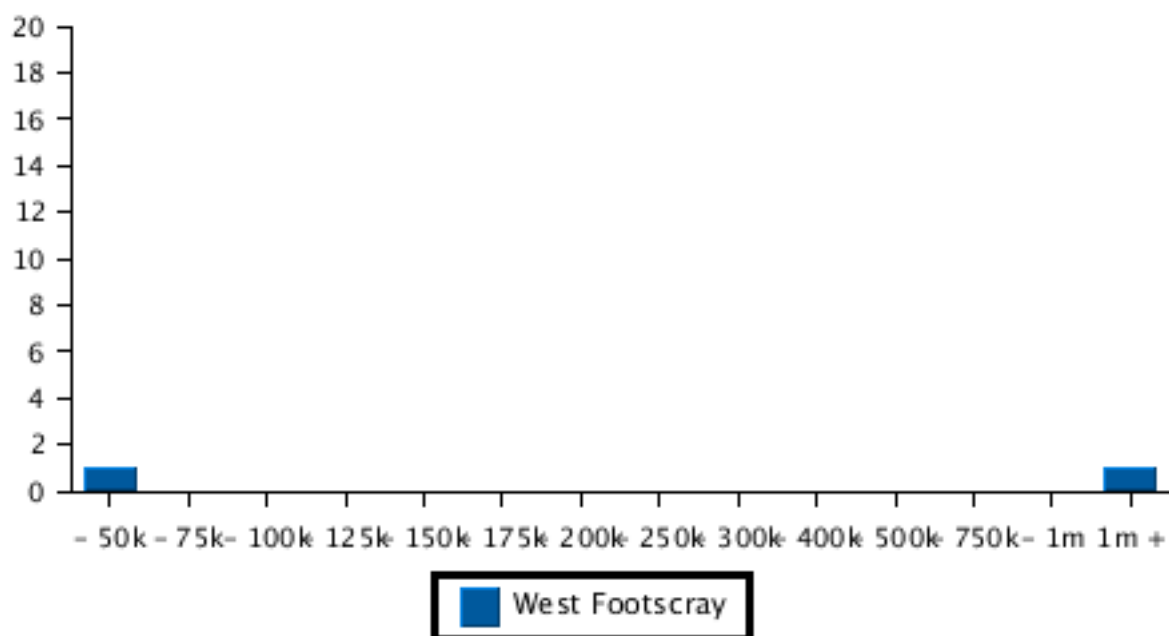
Price	Number
0 - 50k	0
51 - 75k	0
76 - 100k	0
101 - 125k	0
126 - 150k	0
151 - 175k	0
176 - 200k	3
201 - 250k	7
251 - 300k	5
301 - 400k	19
401 - 500k	20
501 - 750k	12
751 - 1m	1
1m +	0



Land Sale by Price (12 months)

WEST FOOTSCRAY

Price	Number
0 - 50k	1
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	0
401 - 500k	0
501 - 750k	0
751 - 1m	0
1m +	1



► RENTAL STATISTICS SUMMARY

Suburb Rental Statistics

Category	Indicated Gross Rental Yield	Median Asking Rental Price
House	3.0%	\$400
Unit	4.1%	\$299

* Statistics are based on a rolling 12 month period

Rents By Property Type - Houses and Units

		Quantity	Lowest Rent / Week	Highest Rent / Week	Median Rent / Week	Average Rent / Week
HOUSE	2 bedrooms	1	\$469	\$469	\$470	\$469
TOTAL HOUSE		1			\$469	\$469
GRAND TOTAL		1			\$470	\$470

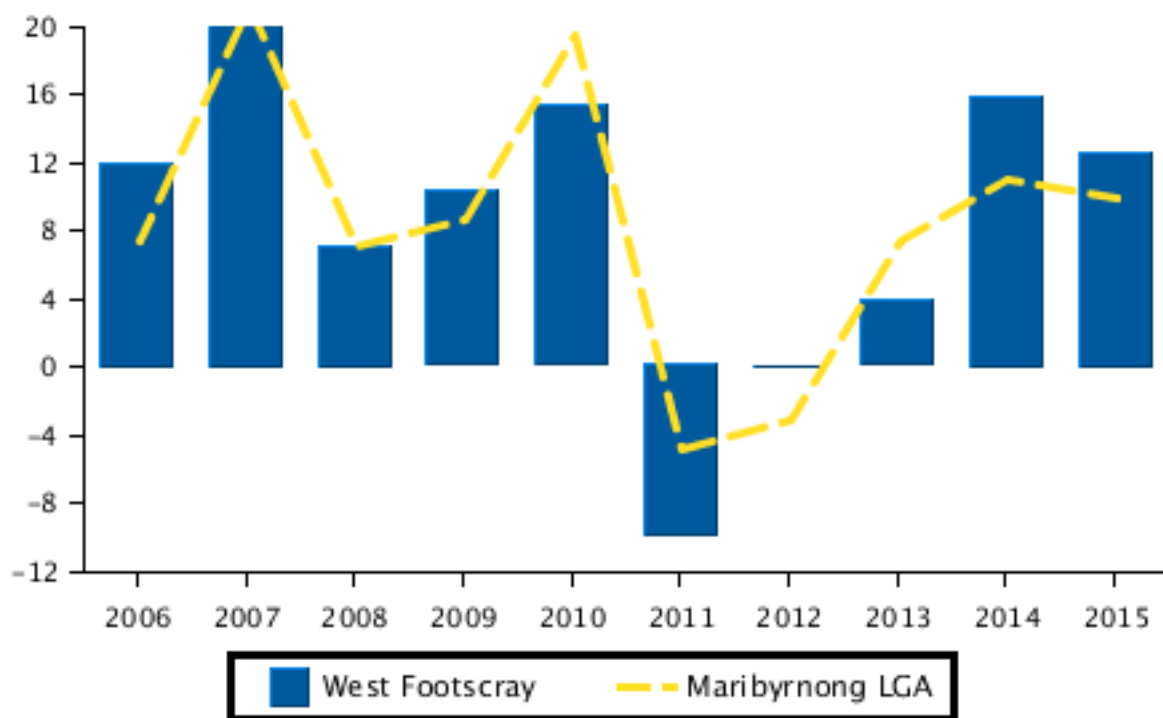
Average Number Of Days Advertised

		Quantity	Average Number Of Days Advertised
HOUSE	\$400 - \$499	1	22

► CAPITAL GROWTH MEDIAN PRICES

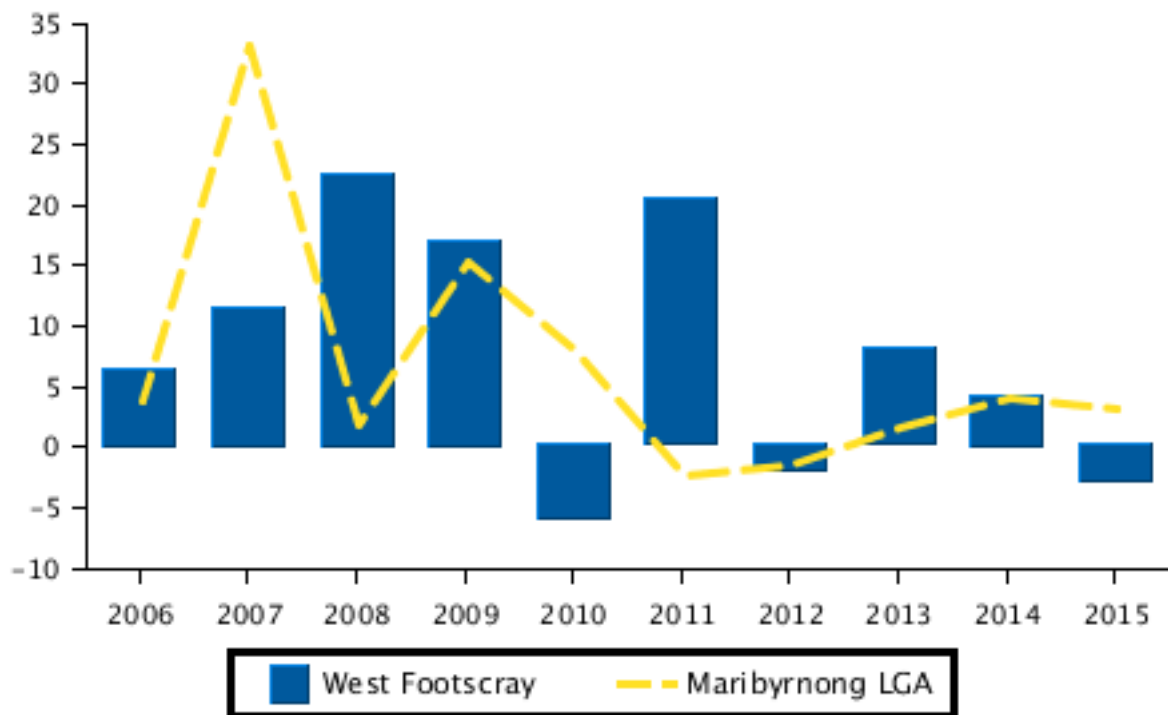
Capital Growth in Median Prices (Houses)

Period	WEST FOOTSCRAY	MARIBYRNONG LGA
	% Change	% Change
2015	12.6%	9.9%
2014	15.9%	11%
2013	3.9%	7.3%
2012	0%	-3.2%
2011	-10.1%	-4.9%
2010	15.3%	19.4%
2009	10.3%	8.7%
2008	7.1%	7%
2007	23.5%	21.1%
2006	12%	7.4%



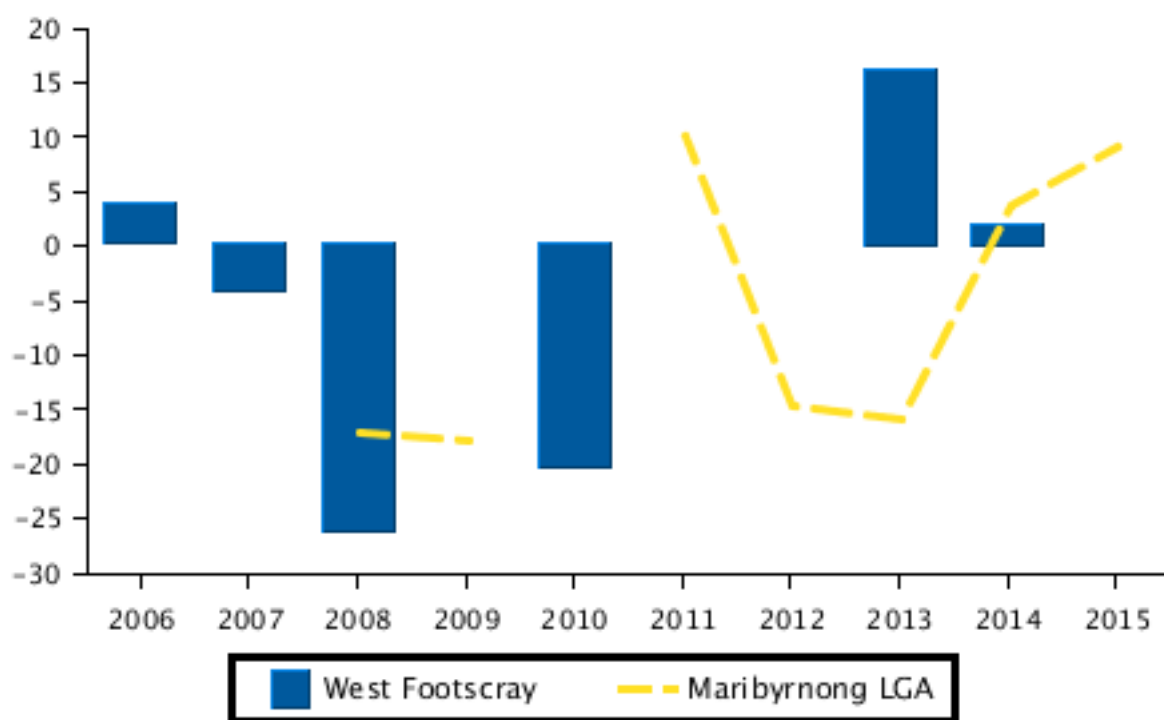
Capital Growth in Median Prices (Unit)

Period	WEST FOOTSCRAY	MARIBYRNONG LGA
	% Change	% Change
2015	-3.1%	3.1%
2014	4.2%	4.1%
2013	8.1%	1.5%
2012	-2.4%	-1.6%
2011	20.5%	-2.4%
2010	-6.3%	8%
2009	17%	15.2%
2008	22.5%	1.7%
2007	11.6%	33.1%
2006	6.4%	3.7%



Capital Growth in Median Prices (Land)

Period	WEST FOOTSCRAY	MARIBYRNONG LGA
	% Change	% Change
2015	0%	9.1%
2014	2.1%	3.8%
2013	16.3%	-15.9%
2012	0%	-14.8%
2011	0%	10.1%
2010	-20.8%	0%
2009	0%	-17.8%
2008	-26.7%	-17.2%
2007	-4.6%	0%
2006	3.9%	0%



50 Hex Street West Footscray VIC 3012



► APPRAISAL PRICE

Appraisal Price Range: \$620,000 - \$650,000

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