



**AVENSTONE**



# PROPERTY REPORT

17 MAYFAIR CLOSE  
MULGRAVE VIC 3170

Prepared on: 25 July 2019

## Your free Property Profile Report

# What's in this report?

### **YOUR PROPERTY PROFILE**

Find out the property's features, estimated price range and sales history.

### **SELECTED COMPARABLE PROPERTIES**

What are the price tags and features of properties recently sold, for sale and for rent in the area?

### **PROPERTY PROFILE OF MULGRAVE**

Follow the local price trends, clearance rates, rental yields and more.

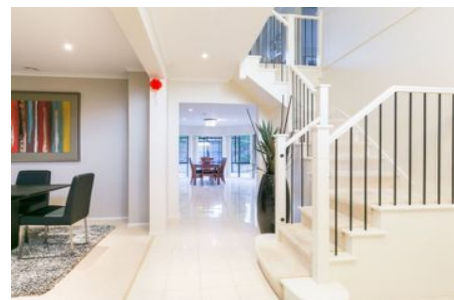
### **INTERESTING SUBURB INSIGHTS**

Who lives in the neighbourhood, and where are the nearest transport links and amenities?

### **SUBURB SALES RESULTS**

Facts for sellers including property sales by price range.

# YOUR PROPERTY PROFILE



House 4 2 2

17 Mayfair Close, Mulgrave 3170

**Features:** Air conditioning, Alarm system, Heating  
**Lot/Plan number:** Lot 18/PS408376  
**Property type:** House  
**Land size:** Approximately 504 sqm  
**Land use:** Residential

## Points of interest:

- Albany Rise Primary School (968m)
- Mulgrave Country Club (1.1km)
- Mulgrave Library (1.9km)

powered by

**CBD**  
**22.7km**

**Primary school**  
**968m**

## Current market price range estimate:

**\$790,000 - \$950,000**

## Midpoint:

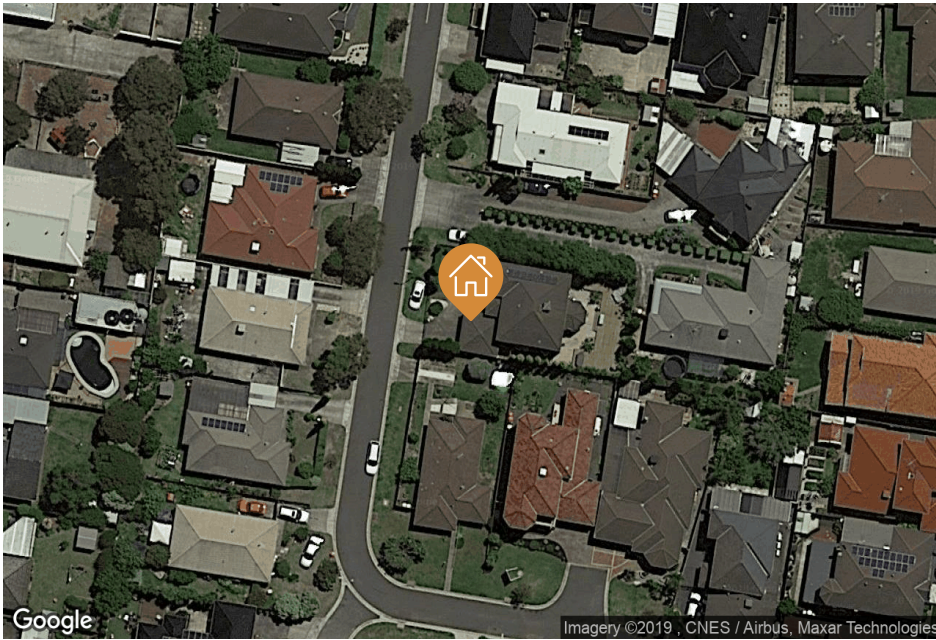
**\$870,000**

You are receiving a price range estimate instead of a REALas price prediction<sup>1</sup> because, according to Hometrack Australia's records, this property is not currently listed for sale. However, if this property is listed for sale and you would like a REALas price prediction<sup>1</sup>, please email [priceprediction@anz.com](mailto:priceprediction@anz.com) with the property address and we will email you with a prediction within 1 to 5 business days (subject to available information).

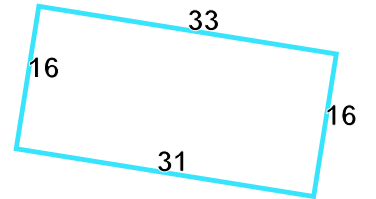
This estimated price range (and any REALas price prediction<sup>1</sup>) are estimates only. They are based on certain available information and are not valuations<sup>2</sup> of the property or guarantees of its market value or future sale price. Price ranges and predictions may change daily and the actual sale price (if the property is sold) may be different.

You should make your own enquiries and obtain independent financial and legal advice before deciding whether to invest in property or deciding the price you are willing to pay for a property. Sales history, past performance and price predictions are not indicative of future price or performance.

# YOUR PROPERTY PROFILE



Land size:  
Approximately 504 sqm



MEDIAN DAYS ON MARKET  
FOR SIMILAR PROPERTIES<sup>4</sup> IN  
MULGRAVE:

**44**

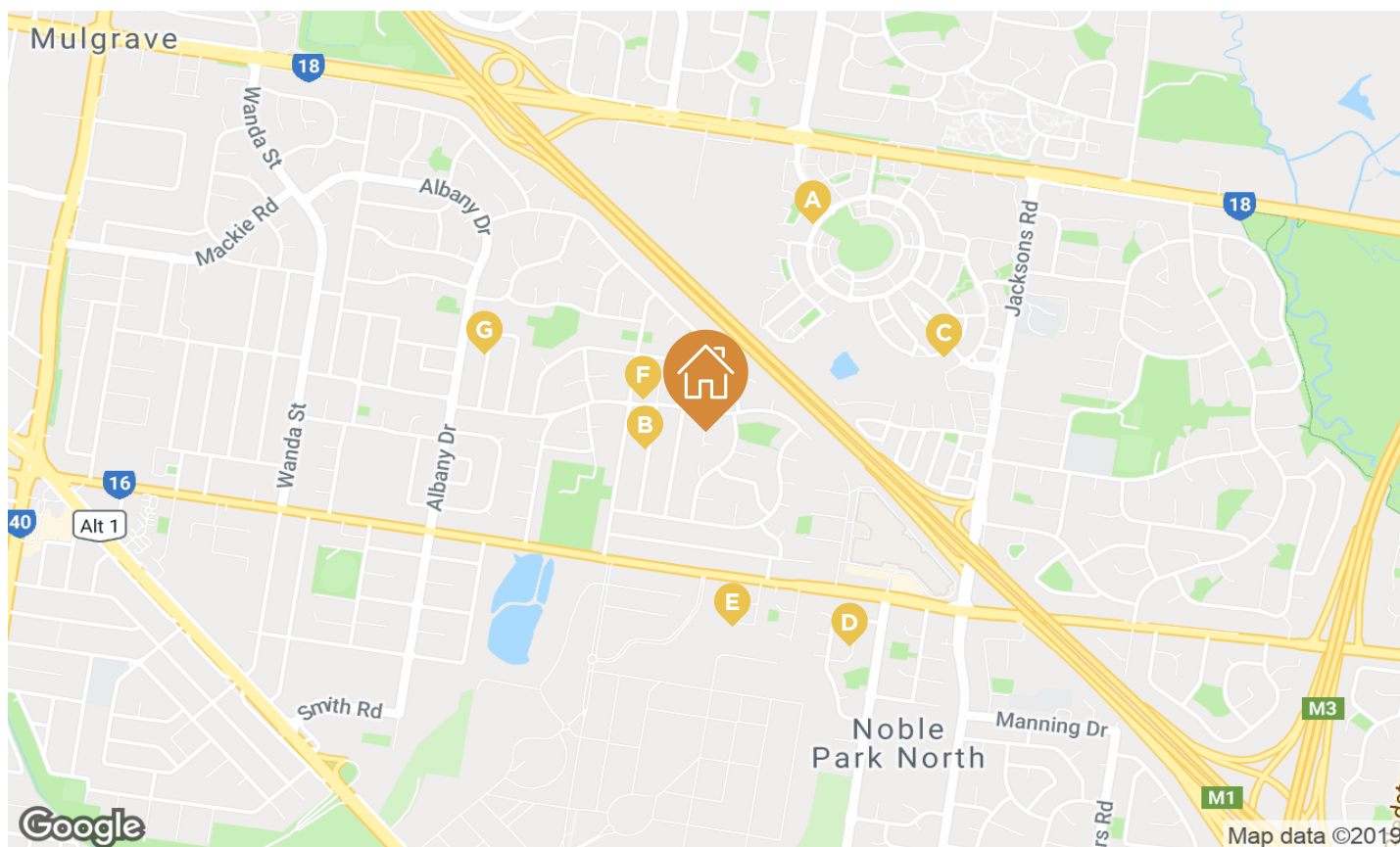
## Sale history for 17 Mayfair Close, Mulgrave 3170

Date	Price	Type of sale	Sale result	Agency name
14 Dec 14	\$872,000	Private Treaty	Sold	-
29 Nov 09	\$668,000	Private Treaty	Sold	Ray White
17 Oct 06	\$485,388	Private Treaty	Sold	-

## RECENTLY SOLD HOUSES IN MULGRAVE

SOLD

Hometrack Australia Pty Ltd has selected a number of recently sold properties to assist you to assess 17 Mayfair Close, Mulgrave. These are chosen based on property features, recency of sale and distance to your selected property.



**Sold for: \$910,600**



**A 131 Stadium Cct, Mulgrave**

Land size: Approx. 367 sqm

Agency name: Harcourts

Sold on: 06 Apr 19

Sale type: Auction

Listed on: 20 Jan 19



**Sold for: \$806,000**



**B 15 Hubbard Ave, Mulgrave**

Land size: Approx. 654 sqm

Agency name: Harcourts

Sold on: 09 Feb 19

Sale type: Auction

Listed on: 06 Jan 19

# RECENTLY SOLD HOUSES IN MULGRAVE

SOLD



**Sold for: \$876,000**

3 2 2

**C 23 Exhibition Dr, Mulgrave**

Land size: Approx. 395 sqm

Agency name: Ray White

Sold on: 09 Mar 19

Sale type: Auction

Listed on: 27 Jan 19



**Sold for: \$660,000**

4 2 2

**D 8 Stradbroke Ct, Noble Park North**

Land size: Approx. 588 sqm

Agency name: Barry Plant

Sold on: 15 Jan 19

Sale type: Private Treaty

Listed on: 02 Dec 18



**Sold for: \$600,000**

3 1 -

**E 35 Galos Pl, Noble Park North**

Land size: Approx. 620 sqm

Agency name: Stockdale & Leggo

Sold on: 29 Jan 19

Sale type: Auction

Listed on: 18 Nov 18



**Sold for: \$750,000**

3 2 2

**F 97 Hansworth St, Mulgrave**

Land size: Approx. 616 sqm

Agency name: Ray White

Sold on: 27 Oct 18

Sale type: Auction

Listed on: 23 Sep 18



**Sold for: \$785,000**

5 2 2

**G 5 Lola St, Mulgrave**

Land size: Approx. 654 sqm

Agency name: Harcourts

Sold on: 17 Jan 19

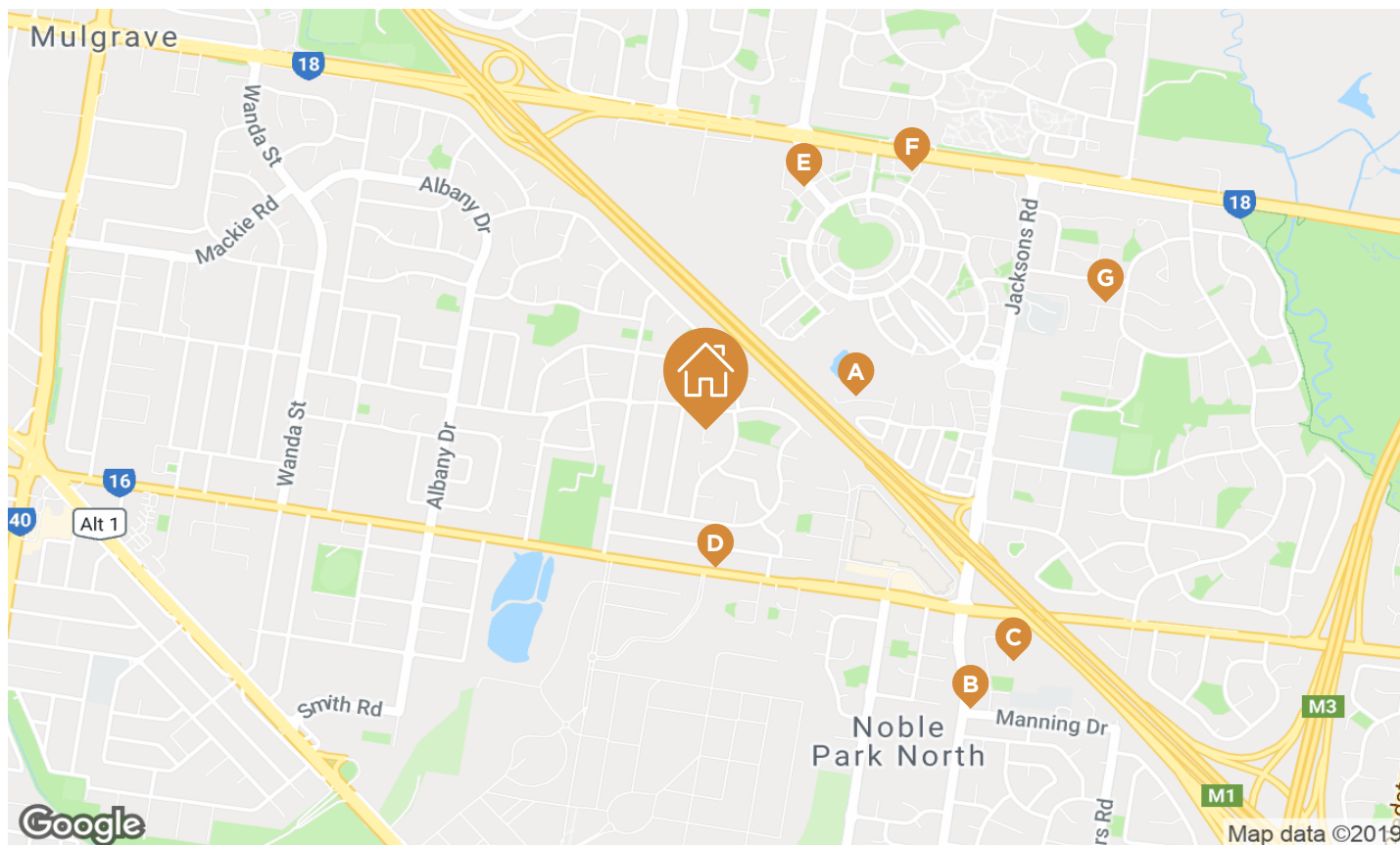
Sale type: Auction

Listed on: 02 Dec 18

# HOUSES FOR SALE IN MULGRAVE



Hometrack Australia Pty Ltd has selected a number of properties recently listed for sale to assist you to assess 17 Mayfair Close, Mulgrave. These are chosen based on property features, recency of listing and distance to your selected property.



**Advertised price: \$860,000**



**A 18 Windy Hill Dr, Mulgrave**

Land size: Approx. 418 sqm  
Agency name: Buxton

Sale type: Auction  
Listed on: 24 Mar 19



**Advertised price: \$530,000**



**B 183 Jacksons Rd, Noble Park North**

Land size: Approx. 523 sqm  
Agency name: Harcourts

Sale type: Auction  
Listed on: 28 Apr 19

# HOUSES FOR SALE IN MULGRAVE

SALES



**Advertised price: \$649,000**

3 2 2

**C 8 Alan Ct, Noble Park North**

Land size: Approx. 531 sqm  
Agency name: Harcourts Dandenong

Sale type: Private Treaty  
Listed on: 14 Apr 19



**Advertised price: \$690,000**

4 2 1

**D 229 Police Rd, Mulgrave**

Land size: Approx. 658 sqm  
Agency name: Hall & Partners First National

Sale type: Private Treaty  
Listed on: 10 Feb 19



**Advertised price: \$900,000**

4 3 2

**E 16 Sir Kenneth Luke Blvd, Mulgrave**

Land size: Approx. 361 sqm  
Agency name: WIN Real Estate (AUS)

Sale type: Private Treaty  
Listed on: 21 Apr 19



**Advertised price: \$850,000**

4 3 2

**F 12 Rathdowne Way, Mulgrave**

Land size: Approx. 348 sqm  
Agency name: Ray White

Sale type: Auction  
Listed on: 05 May 19



**Advertised price: \$1,150,000**

4 2 2

**G 11 Page Ct, Mulgrave**

Land size: Approx. 652 sqm  
Agency name: Ray White

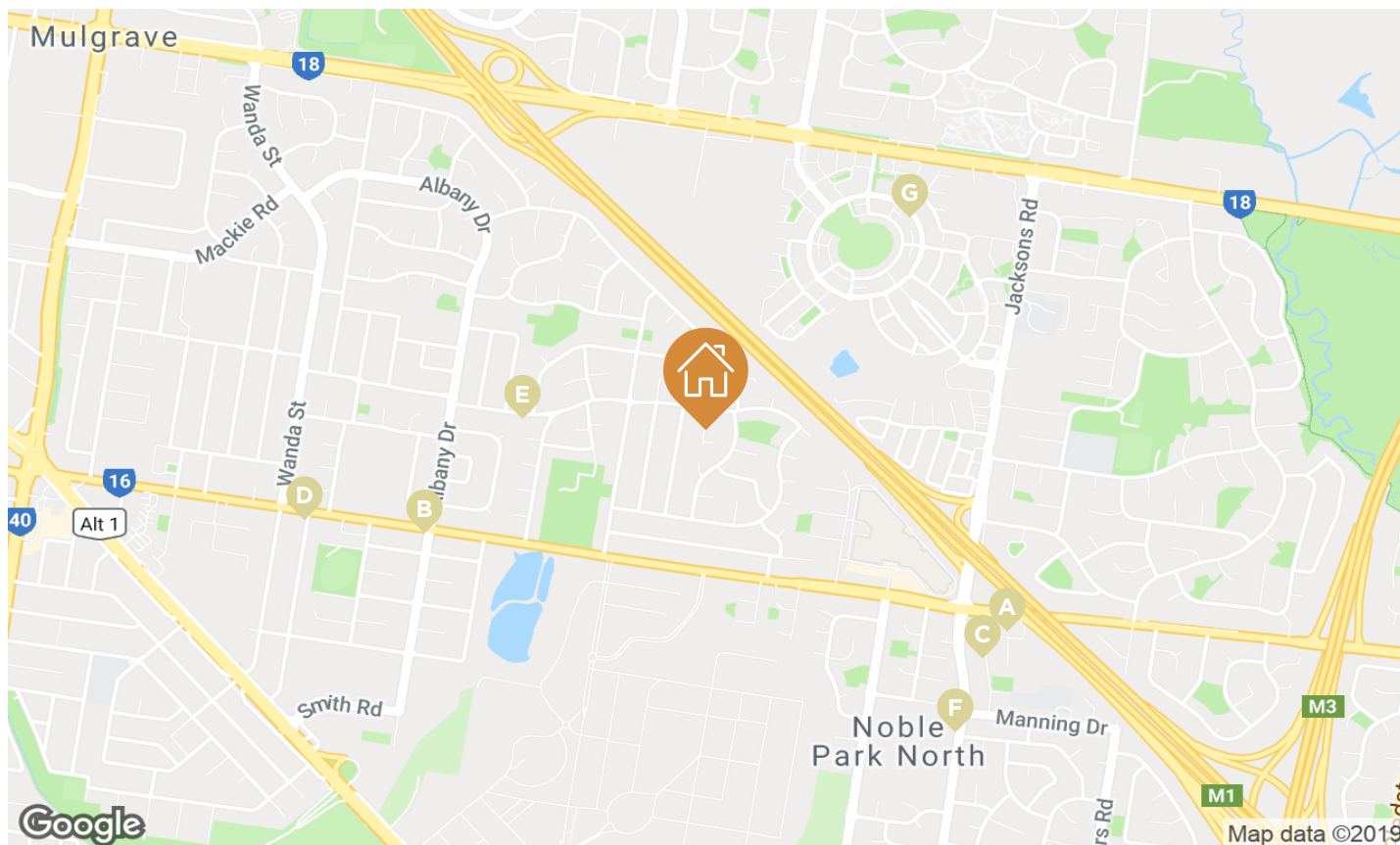
Sale type: Auction  
Listed on: 10 Feb 19



# HOUSES FOR RENT IN MULGRAVE

RENT

Hometrack Australia Pty Ltd has selected a number of properties recently listed for rent to assist you to assess 17 Mayfair Close, Mulgrave. These are chosen based on property features, recency of listing and distance to your selected property.



**Advertised rent: \$410 (per week)**

4 2 2

**A 51 Shelton Cres, Noble Park North**

Land size: Approx. 538 sqm  
Features: Air conditioning, Dishwasher, Heating  
Agency name: Barry Plant

Listed on: 26 May 19



**Advertised rent: \$370 (per week)**

4 1 2

**B 150 Police Rd, Springvale**

Land size: Approx. 575 sqm

Listed on: 26 May 19

# HOUSES FOR RENT IN MULGRAVE

RENT



**Advertised rent: \$360 (per week)**

3 1 1

**C 77 Shelton Cres, Noble Park North**

Land size: Approx. 534 sqm  
Agency name: First National Clayton

Listed on: 02 Jun 19



**Advertised rent: \$500 (per week)**

3 2 1

**D 76 Hillside St, Springvale**

Land size: Approx. 519 sqm  
Agency name: LJ Hooker

Listed on: 03 Feb 19



**Advertised rent: \$720 (per week)**

4 3 1

**E 70 Hansworth St, Mulgrave**

Land size: Approx. 655 sqm  
Agency name: Barry Plant

Listed on: 05 May 19



**Advertised rent: \$395 (per week)**

3 1 -

**F 166 Jacksons Rd, Noble Park North**

Land size: Approx. 542 sqm  
Agency name: Harcourts

Listed on: 21 Apr 19



**Advertised rent: \$600 (per week)**

4 2 2

**G 28 Stadium Cct, Mulgrave**

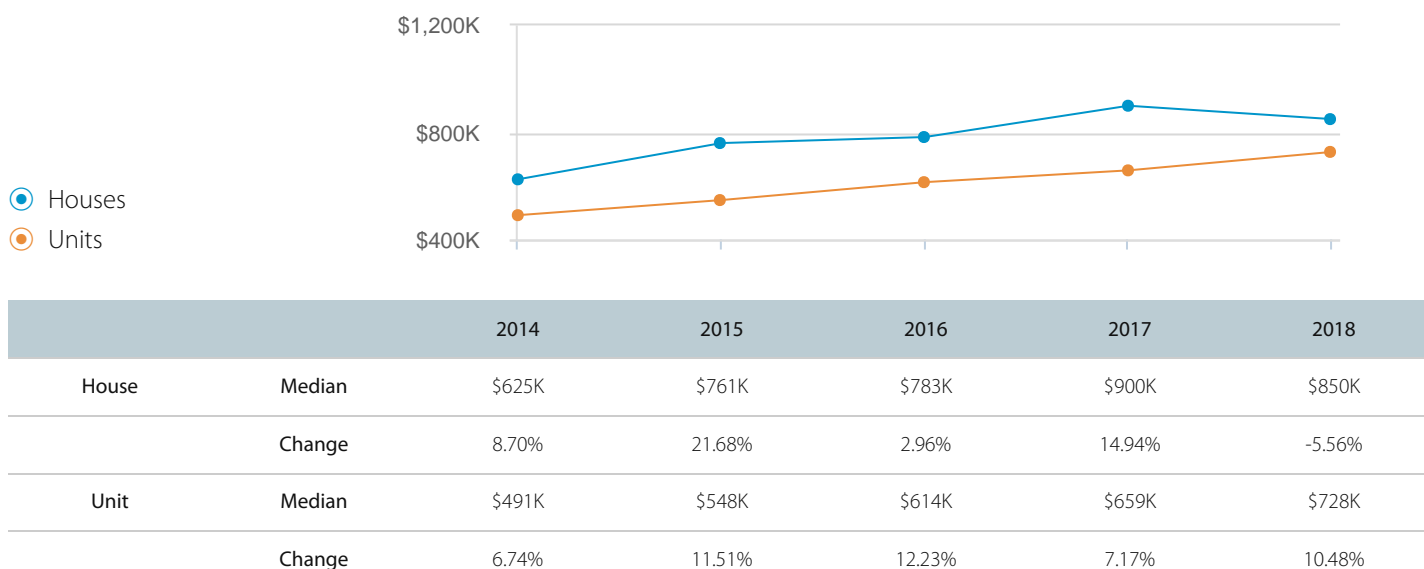
Land size: Approx. 390 sqm  
Agency name: Ray White

Listed on: 02 Jun 19

# PROPERTY PROFILE OF MULGRAVE

## What is the property price trend in Mulgrave over the past 5 years?

The following graph and snapshot show the median price trends for houses and units in Mulgrave. The data is indicative only and is based on historical sales data.



Based on calendar years

## Suburb snap shot for 12 months ending June 2019

Number of existing dwellings:	7,814	Auction clearance rate <sup>7</sup> (houses):	64.29% ↓
Number of dwellings sold:	157 ↓	Median days on market <sup>8</sup> :	NA
Portion of dwellings sold <sup>5</sup> (% of turnover):	2.01%	Median discounting <sup>9</sup> (houses):	0.00% ↓
Median house price <sup>6</sup> :	\$812,075 ↓	Highest sold price (houses):	\$1,410,500 ↓
Number of houses sold at auction:	99	Lowest sold price (houses):	\$420,000 ↑

Arrows signify change compared to previous 12 month period

## 5 YEAR TREND<sup>10</sup>

Median prices: 2013-2018

Houses

8.54%

State: 6.95%  
National: 4.17%

Units

9.63%

State: 3.43%  
National: 2.06%

## MEDIAN PRICE<sup>6</sup>

12 months to Dec 2018 vs previous 12 months

Houses

-8.86%

State: -3.59%  
National: -3.43%

Units

-4.26%

State: -1.79%  
National: -4.56%

## RENTAL YIELD<sup>11</sup>

12 months to Dec 2018 vs previous 12 months

Houses

3% ↑

State: 3%  
National: 3%

Units

3% ↑

State: 4%  
National: 4%

## AUCTION CLEARANCE RATE<sup>7</sup>

12 months to Dec 2018 vs previous 12 months

Houses

64.29% ↓

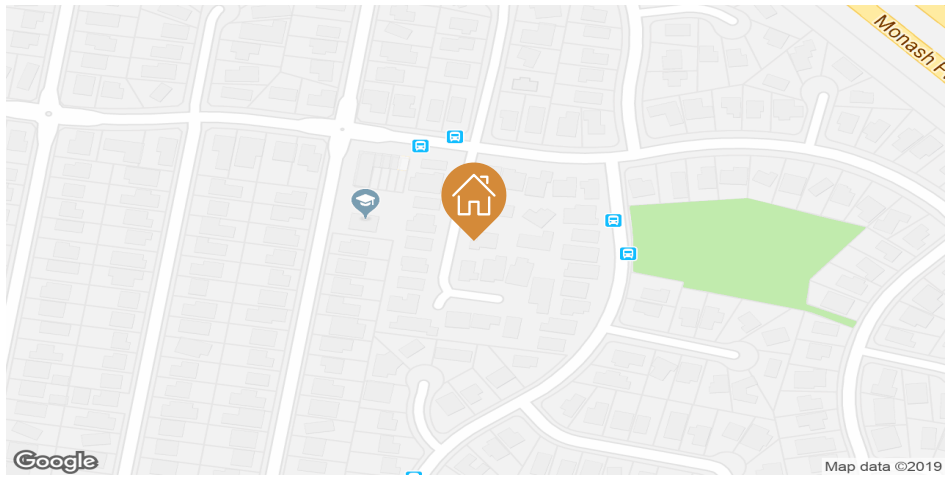
State: 55.55%  
National: 52.82%

Units

SNR

State: 55.49%  
National: 53.48%

# INTERESTING SUBURB INSIGHTS



## ABOUT MULGRAVE

**Population:** 17,648  
**Distance to CBD:** 22.7km  
**Local council:** Monash (C)

### Shopping

- Savemore Supermarket Clearance Centres

### Schools & Universities

- Albany Rise Primary School
- Mulgrave Primary School

### Sports & Recreation Facilities

- Mulgrave Country Club

### Other Services

- Mulgrave Library

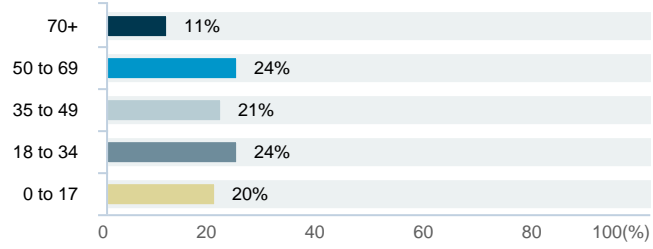
### ANZ Branches

- Brandon Park
- Waverley Gardens

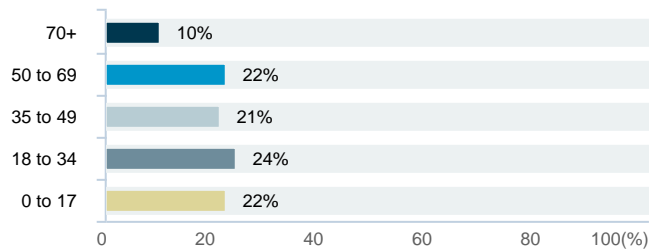
powered by Google

## AGE DISTRIBUTION

### Mulgrave (Vic.)

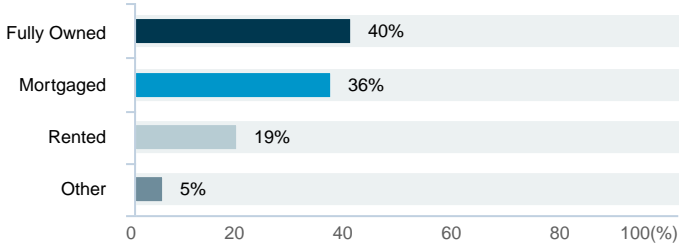


### VIC

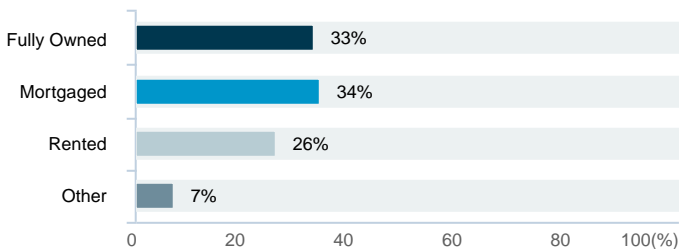


## DO RESIDENTS MAINLY OWN OR RENT?

### Mulgrave (Vic.)



### VIC

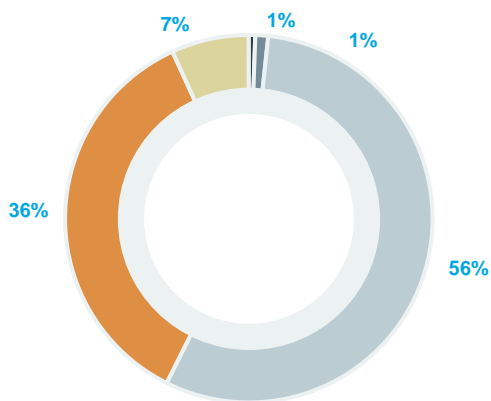


Source: The above information is indicative only and is compiled from the Australian Bureau of Statistics and research by Hometrack Australia Pty Ltd. Copyright in ABS Data resides with Commonwealth of Australia. Used with permission. (www.abs.gov.au)

# SALES RESULTS IN MULGRAVE

## HOUSES FOR SALE - BY BEDROOM COUNT

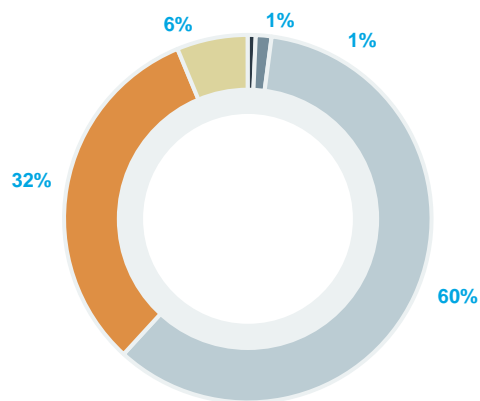
Percentage of houses advertised for sale by bedroom count  
Auction and Private treaty - 12 months to undefined



- 1 Bedroom House (1%)
- 2 Bedroom House (1%)
- 3 Bedroom House (56%)
- 4 Bedroom House (36%)
- 5+ Bedroom House (7%)

## HOUSES SOLD - BY BEDROOM COUNT

Percentage of houses sold by bedroom count  
Auction and Private treaty - 12 months to June 2019

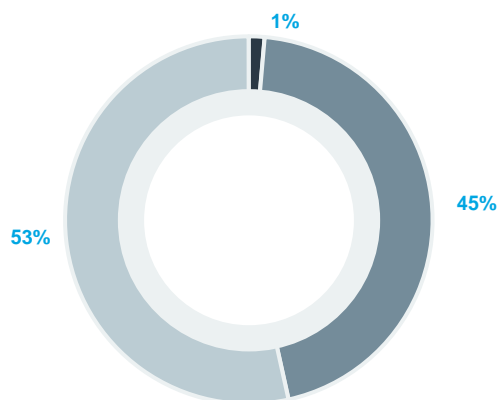


- 1 Bedroom House (1%)
- 2 Bedroom House (1%)
- 3 Bedroom House (60%)
- 4 Bedroom House (32%)
- 5+ Bedroom House (6%)

Records without bedroom count are not included above. Figures are rounded to the nearest percentage.  
Source: Hometrack Australia Pty Ltd.

## HOUSES SOLD - BY PRICE RANGE

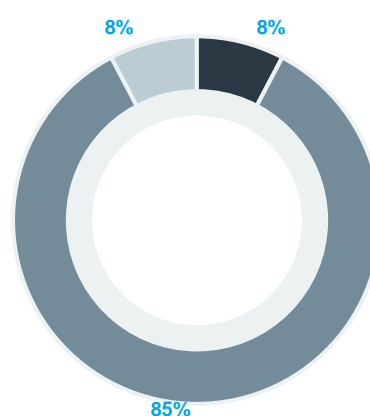
Percentage of houses sold by price range  
Auction and Private treaty - 12 months to June 2019



- \$400,000 to \$600,000 (1%)
- \$600,000 to \$800,000 (45%)
- > \$800,000 (53%)

## UNITS SOLD - BY PRICE RANGE

Percentage of units sold by price range  
Auction and Private treaty - 12 months to June 2019



- \$400,000 to \$600,000 (8%)
- \$600,000 to \$800,000 (85%)
- > \$800,000 (8%)

Records without price are not included above. Figures are rounded to the nearest percentage.  
Source: Hometrack Australia Pty Ltd.

# SALES RESULTS AS REPORTED BY HOMETRACK AUSTRALIA FOR MULGRAVE

## What is this data based on?

This data is provided by Hometrack Australia Pty Ltd, sourced on or before the date on the report, for the period specified. A maximum of ten entries per table are displayed and are arranged in alphabetical order by agency name if results are the same. Figures are rounded to nearest whole number. Information on this page is general only and is not a substitute for professional advice in relation to real estate agents.

## MEDIAN DAYS ON MARKET FOR PRIVATE TREATY SALES<sup>12</sup>

Agencies by ascending median days on market  
12 months to July 2018

Agency name	Number listed (private treaty only)	Median days on the market
WIN Real Estate (AUS)	7	31
First National Waverley City	5	33
Ray White	3	58
Harcourts	4	75

Agencies must have at least three recorded listed sales in the time period.  
Source: Hometrack Australia Pty Ltd.

## NUMBER OF AUCTION LISTINGS

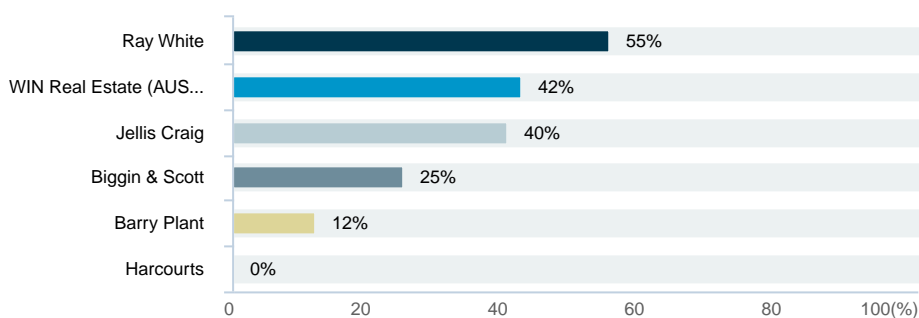
Agencies by descending number of listings  
12 months to July 2018

Agency name	Number of auction listings	Number of auction sales
Ray White	43	24
WIN Real Estate (AUS)	26	11
Harcourts	11	0
Barry Plant	8	1
Jellis Craig	5	2
Biggin & Scott	4	1

Agencies must have at least three recorded auctions in the time period.  
Source: Hometrack Australia Pty Ltd.

## AUCTION CLEARANCE RATE<sup>7</sup>

Agencies by descending order of auction clearance rates  
12 months to undefined



Agencies must have at least three recorded listed sales in the time period.  
Source: Hometrack Australia Pty Ltd.

Suburb clearance rate

64%

# GLOSSARY

## **<sup>1</sup> Price Prediction**

A REALas price prediction is a guide only and is intended as an estimate of what a property might sell for when advertised for sale.

## **<sup>2</sup> Valuation**

A valuation is conducted independently and is one of the matters which ANZ will consider in assessing an application for a home loan.

Generally speaking, a valuer may take into consideration fair market value, risks associated with the property and comparative sales. A valuation is different to a REALas price prediction, Hometrack Australia Pty Ltd price range or the price a buyer has decided to pay for a property.

## **<sup>3</sup> Days on market for the property**

The number of days it has taken from the initial date of advertisement to the date of report generation.

## **<sup>4</sup> Median days on market for similar properties**

The median number of days it has taken to sell properties (houses & units). Measured from the initial date of advertisement to the exchange date of sale.

## **<sup>5</sup> Portion of dwellings sold**

Total no. of dwellings sold divided by the total no. of dwellings (for the suburb).

## **<sup>6</sup> Median price**

Median is the middle price when all prices are sorted from lowest to highest. A median price is based on a minimum of 10 sales.

## **<sup>7</sup> Auction clearance rate**

The percentage of properties put to auction that sold 'under the hammer' or prior to auction.

## **<sup>8</sup> Median days on market**

The median number of days it has taken to sell properties (houses & units). Measured from the initial date of advertisement to the exchange date of sale.

## **<sup>9</sup> Median Discounting**

A percentage of the amount that a property has been discounted or negotiated down from its initial advertised asking price to the contract price.

## **<sup>10</sup> 5 year trend**

Trimmed average of the annual percentage change of median prices for the past 5 years.

## **<sup>11</sup> Rental yield**

A percentage of the annualised rental median divided by the annualised median sold for the suburb.

## **<sup>12</sup> Median days on market, private treaty only**

The median number of days it has taken to sell properties (houses & units) via private treaty only. Measured from the initial date of advertisement to the exchange date of sale.

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## Disclaimer

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The listing prices shown represent the first and last listing price APM recorded in the advertising campaign for the property. In some instances we may have derived the price from the advertisement text. Where we have been unable to derive the price from the advertisement text (for example "Auctions"), the discount calculations will be unavailable.

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