



# COMPARATIVE MARKET ANALYSIS

2/11 MAXWELL AVENUE, ALTONA NORTH, VIC-3025

PREPARED BY SHANE AH-KAN, PHONE: 0405 694 108



## 2/11 MAXWELL AVENUE, ALTONA NORTH, VIC 3025



### Owner Details

Owner Name(s): THE PROPRIETORS  
 Owner Address: N/A  
 Phone(s):

Owner Type: Owner Occupied

### Property Details

Property Type: Unit - N/A  
 RPD: 2//PS649997

Land Use:  
 Zoning  
 Council: HOBSONS BAY CITY  
 Features:

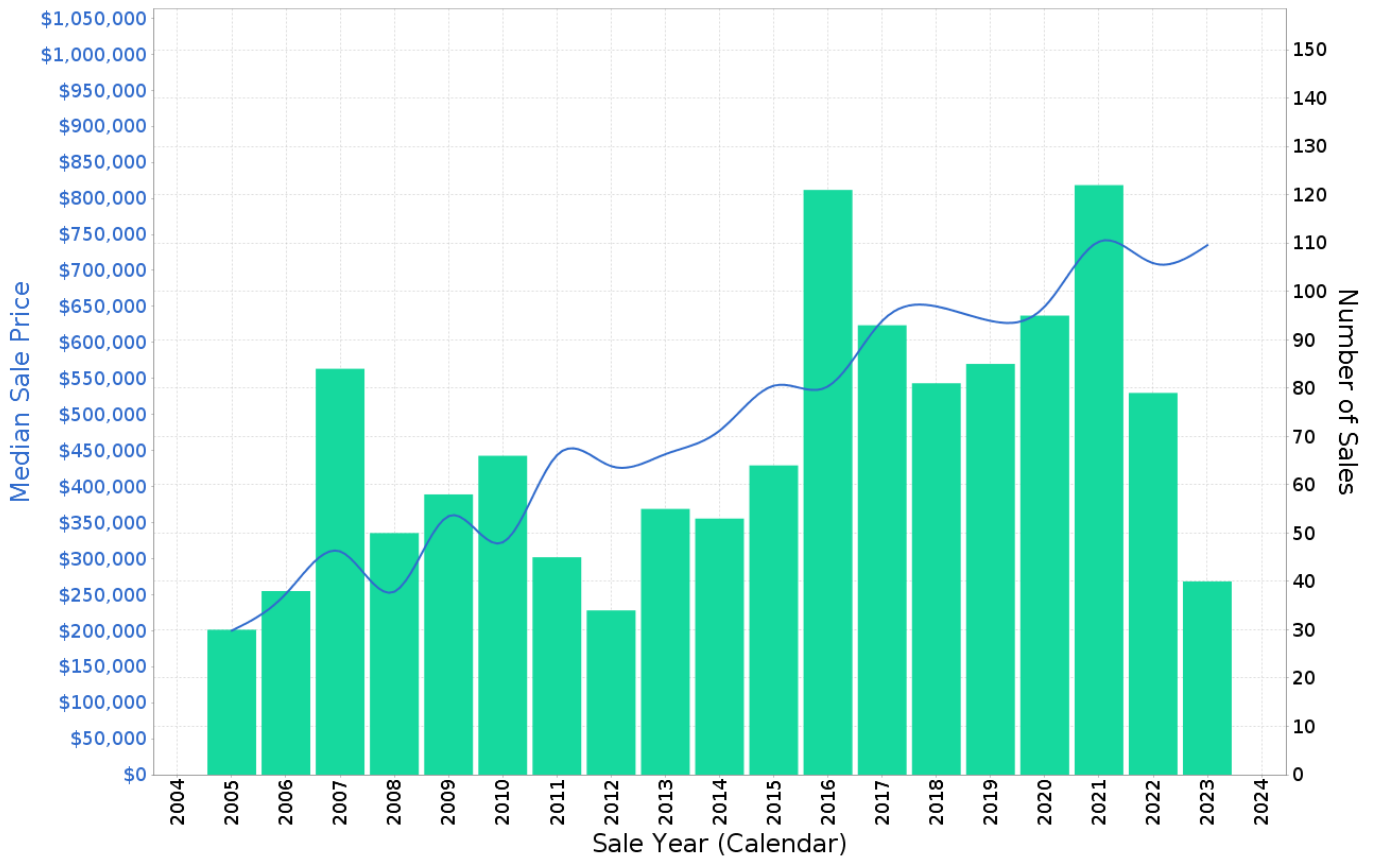


Area: 175 m<sup>2</sup>  
 Area \$/m<sup>2</sup>:  
 Water/Sewerage:  
 Property ID: 27049697 /  
 UBD Ref: UBD Ref: 281 D6

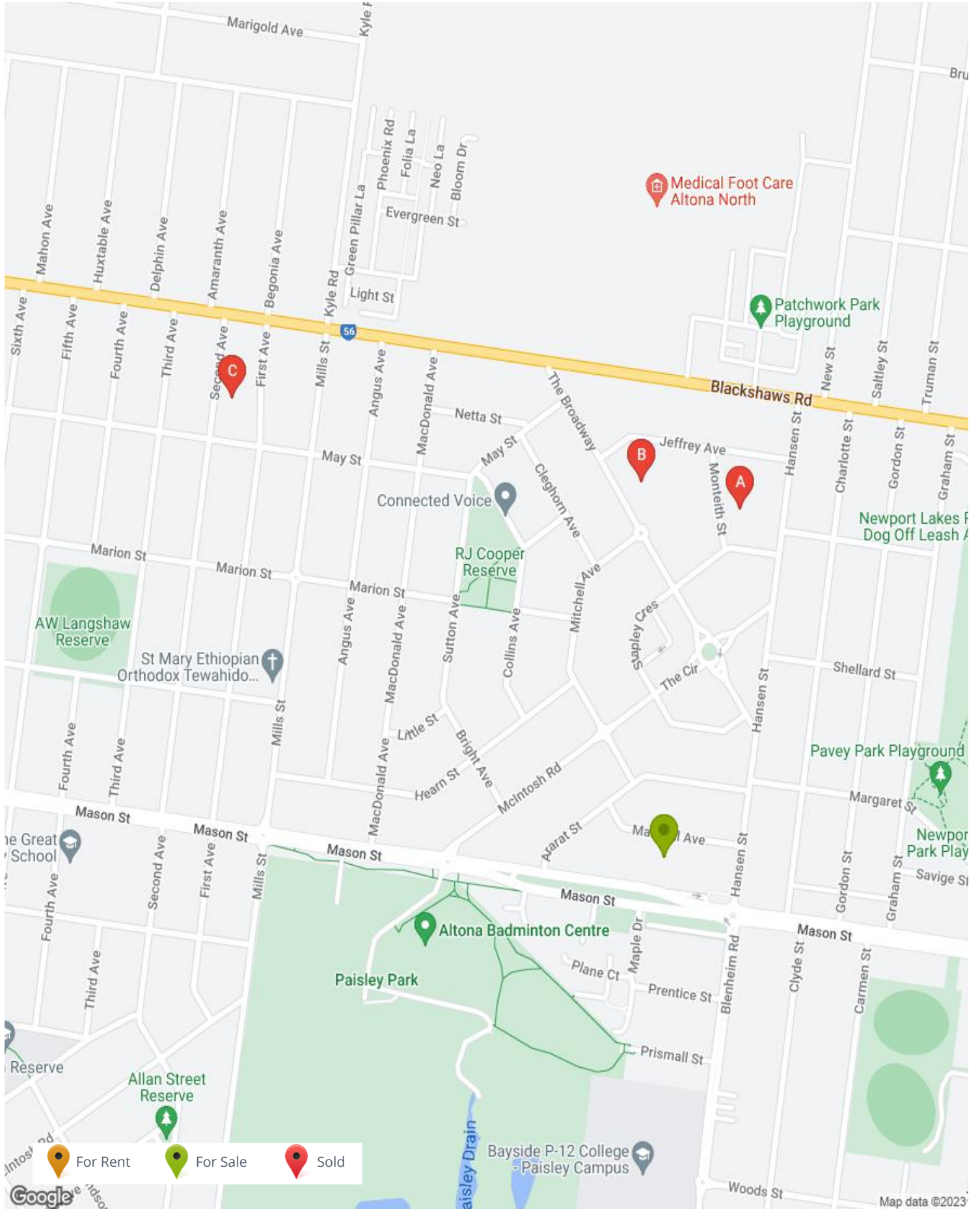
### Sales History

## Sales & Growth Chart (Unit)

Year	No. of Sales	Average	Median	Growth	Low	High
2005	30	\$ 270,998	\$ 200,100		\$ 139,500	\$ 1,518,500
2006	38	\$ 250,211	\$ 251,250	25.6 %	\$ 100,000	\$ 390,000
2007	84	\$ 283,297	\$ 310,000	23.4 %	\$ 115,000	\$ 490,000
2008	50	\$ 304,727	\$ 254,000	-18.1 %	\$ 25,000	\$ 565,000
2009	58	\$ 362,857	\$ 359,000	41.3 %	\$ 192,000	\$ 575,000
2010	66	\$ 369,259	\$ 322,500	-10.2 %	\$ 170,000	\$ 642,500
2011	45	\$ 437,236	\$ 443,500	37.5 %	\$ 214,000	\$ 770,000
2012	34	\$ 408,625	\$ 428,250	-3.4 %	\$ 135,000	\$ 670,000
2013	55	\$ 446,135	\$ 445,000	3.9 %	\$ 240,000	\$ 600,000
2014	53	\$ 468,099	\$ 477,500	7.3 %	\$ 225,000	\$ 615,000
2015	64	\$ 524,146	\$ 540,000	13.1 %	\$ 225,000	\$ 783,000
2016	121	\$ 543,432	\$ 539,000	-0.2 %	\$ 235,000	\$ 820,000
2017	93	\$ 627,345	\$ 630,000	16.9 %	\$ 177,500	\$ 1,600,000
2018	81	\$ 627,588	\$ 650,000	3.2 %	\$ 253,500	\$ 1,400,000
2019	85	\$ 620,751	\$ 630,000	-3.1 %	\$ 125,000	\$ 900,000
2020	95	\$ 645,545	\$ 650,000	3.2 %	\$ 260,000	\$ 1,036,000
2021	122	\$ 715,246	\$ 740,000	13.8 %	\$ 253,750	\$ 1,630,000
2022	79	\$ 695,309	\$ 710,000	-4.1 %	\$ 249,999	\$ 900,000
2023	40	\$ 755,670	\$ 735,000	3.5 %	\$ 345,000	\$ 1,250,000



# Comparable Properties Map



## Nearby Comparable Sold Properties

There are 3 sold properties selected within the suburb of ALTONA NORTH. The lowest sale price is \$625,000 and the highest sale price is \$697,500 with a median sale price of \$630,000. Days listed ranges from 24 to 80 days with the average currently at 43 days for these selected properties.

### 2/8 MONTEITH ST, ALTONA NORTH, VIC 3025

UBD Ref: Melbourne - 281 D4  
Distance from Property: 572m



2



1



1



Property Type: Unit  
Area: 125 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$5,585  
RPD: 2//PS715232

Features:

Sale Price: **\$697,500 (Agents Advice - Sale)**  
Sale Date: 11/09/2023 Days to Sell: **26 Days**  
Last Price: \$640,000 - \$680,000 Chg %:  
First Price: \$640,000 - \$680,000 Chg %:



### 2/22 THE BDWY, ALTONA NORTH, VIC 3025

UBD Ref: Melbourne - 281 D4  
Distance from Property: 601m



2



1



2



Property Type: Unit  
Area: 187 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$3,367  
RPD: 2//PS440821

Features:

Sale Price: **\$630,000 (Normal Sale)**  
Sale Date: 27/05/2023 Days to Sell: **24 Days**  
Last Price: \$500,000 - \$550,000 Chg %:  
First Price: \$500,000 - \$550,000 Chg %:



### 4/118 SECOND AVE, ALTONA NORTH, VIC 3025

UBD Ref: Melbourne - 281 A3  
Distance from Property: 1.1km



2



1



1



Property Type: Unit  
Area: 118 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$5,288  
RPD: 4//PS809112

Features:

Sale Price: **\$625,000 (Normal Sale)**  
Sale Date: 07/07/2023 Days to Sell: **80 Days**  
Last Price: Contact Agent (Under Chg %:  
First Price: \$660,000 - \$720,000 Chg %: **-5.3%**



## 2/11 MAXWELL AVENUE, ALTONA NORTH, VIC 3025



### Appraisal Price

This market analysis has been prepared on 20/10/2023 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:

**\$630,000 to \$690,000**

### Contact your agent for further information:

Agent Name: Shane Ah-Kan  
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