

# Comparative Market Analysis

LOCAL  
EXPERTZ



**33 HARRY VALLENCE DRIVE MADDINGLEY VIC 3340**

Prepared on 24th April 2024



**Jesse Singh**  
LOCAL EXPERTZ REALTY

314 HIGH STREET  
MELTON, VIC-3337

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The Proprietor  
Harry Vallence Drive  
Maddingley VIC 3340

24th November 2023

Dear Reader,  
Thank you for the opportunity to appraise your property at 8 LILAC COURT HARKNESS VIC 3337

Careful consideration has been taken to provide you with an appraisal for your property in today's market conditions.

To establish a market value, I have carefully considered the premises, size, location, along with current market conditions and similar properties recently sold or currently on the market.

Should you have any questions relating to the information contained within this appraisal, please do not hesitate to contact me on the details below.


If I can be of any further assistance, please do not hesitate to contact me on the details below. I look forward to working with you to achieve your real estate goals.

Yours Sincerely,

Jesse Singh  
Local Expertz Realty  
314 High Street, Melton & 3/242-244 Caroline Springs Boulevard, Caroline Springs  
M: 0409540040

# Your Property

33 HARRY VALLENCE DRIVE MADDINGLEY VIC 3340

3  2  2  648m<sup>2</sup>  164m<sup>2</sup> 



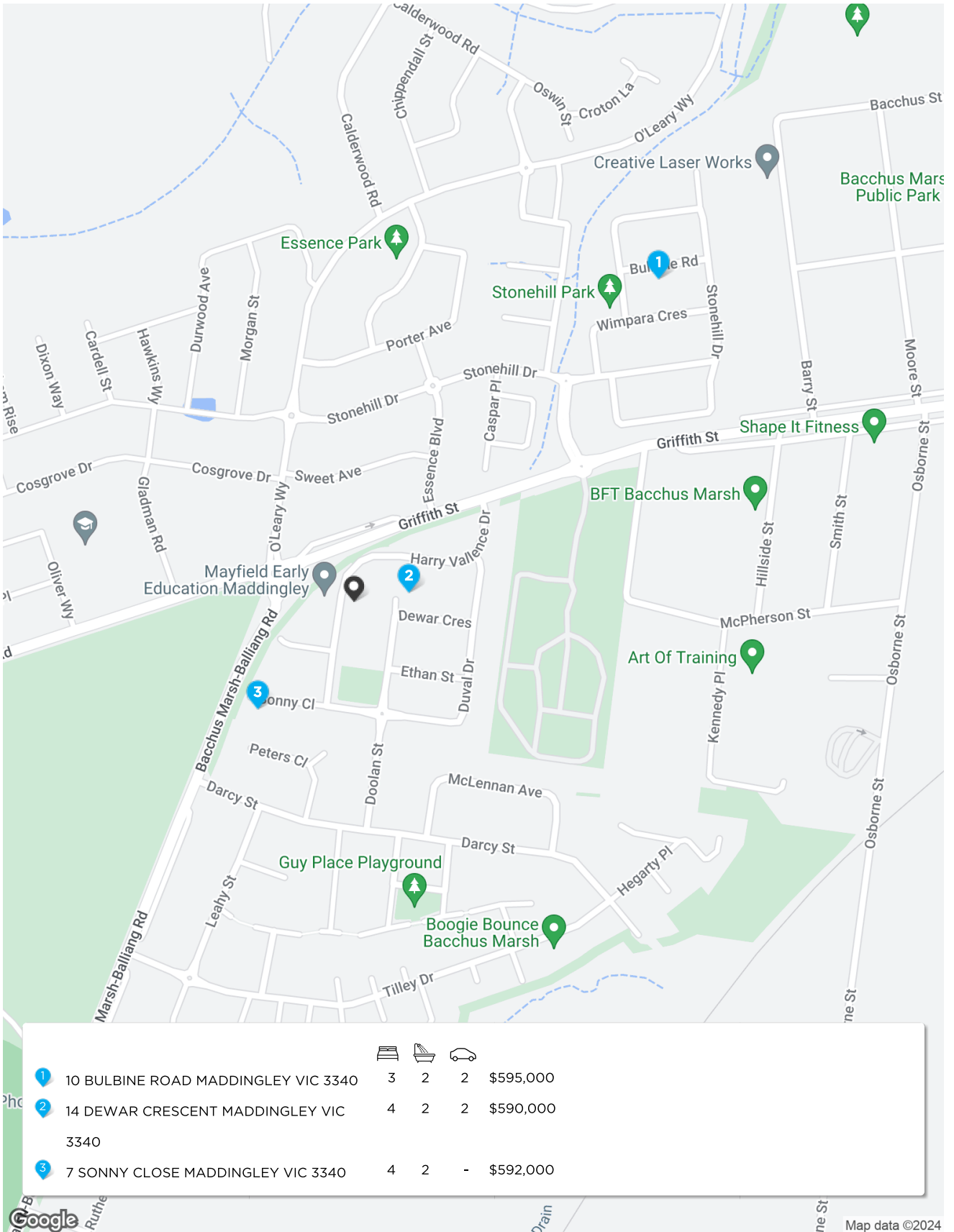
## Your Property History

- 13 Nov, 2023** - Listed for sale at \$540,000-\$579,000
- 27 Jun, 2018** - Sold for \$426,000
- 21 May, 2018** - Listed for sale at \$430,000
- 1 Jul, 2013** - Sold for \$281,000
- 6 Jun, 2013** - Listed for sale at \$285,000
- 30 Jun, 2009** - DA of House/Single Dwell for \$195,040



Introducing Jesse Singh


# Comparables Map: Sales



\* This data point was edited by the author of this CMA and has not been verified by CoreLogic


# Comparable Sales

**1** 10 BULBINE ROAD MADDINGLEY VIC 3340 **Sold Price** <sup>RS</sup> **\$595,000**




🏠 3 🚿 2 🚗 2 📏 448m<sup>2</sup> 📐 146m<sup>2</sup>  
 Year Built 2013 DOM 52  
 Sold Date 14-Mar-24 Distance 0.7km  
 First Listing \$599,000 - \$639,000  
 Last Listing \$599,000 - \$639,000

**2** 14 DEWAR CRESCENT MADDINGLEY VIC 3340 **Sold Price** <sup>RS</sup> **\$590,000**



🏠 4 🚿 2 🚗 2 📏 736m<sup>2</sup> 📐 193m<sup>2</sup>  
 Year Built 2008 DOM 148  
 Sold Date 07-Mar-24 Distance 0.09km  
 First Listing \$679,000 - \$719,000  
 Last Listing \$619,000 - \$639,000

**3** 7 SONNY CLOSE MADDINGLEY VIC 3340 **Sold Price** **\$592,000**

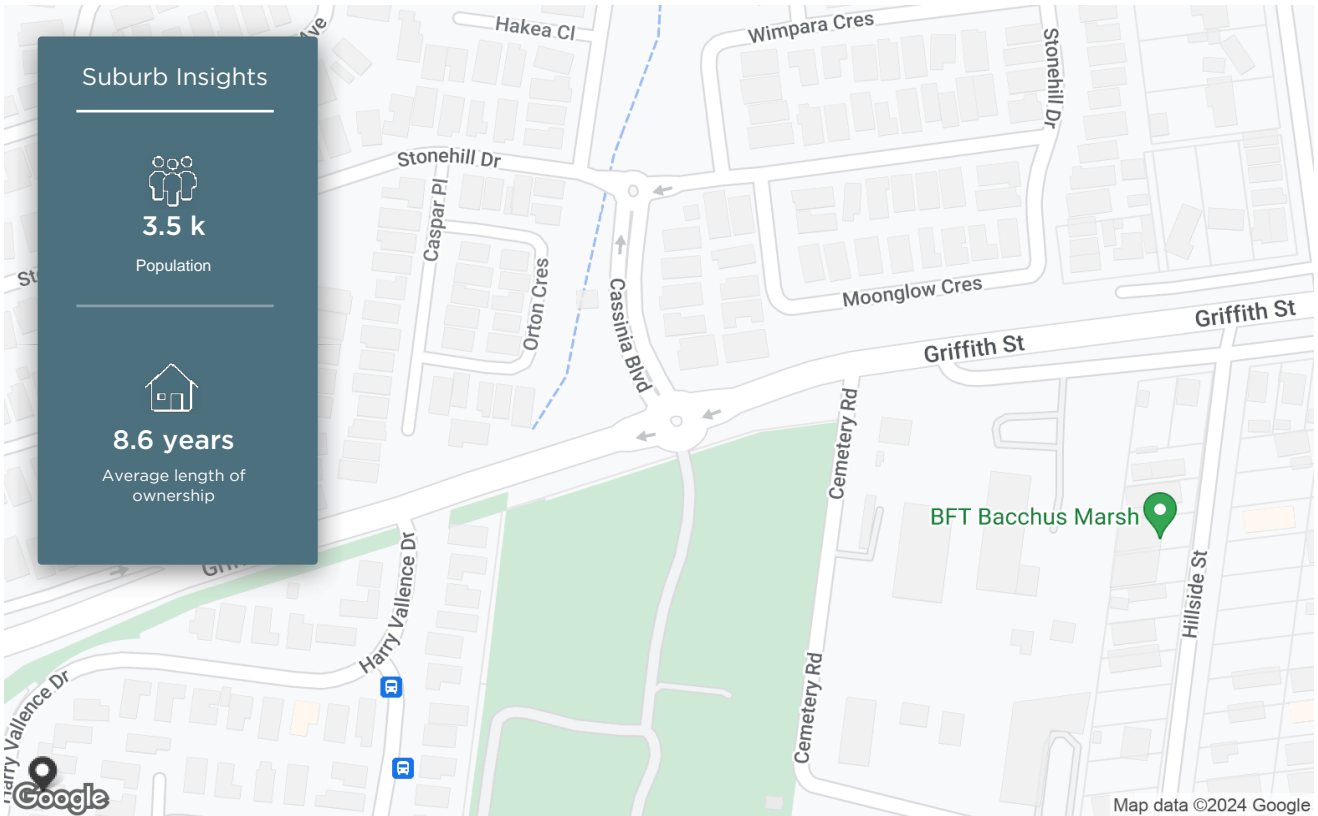


🏠 4 🚿 2 🚗 - 📏 742m<sup>2</sup> 📐 210m<sup>2</sup>  
 Year Built 2009 DOM 11  
 Sold Date 10-Nov-23 Distance 0.23km  
 First Listing \$579,000 - \$609,000  
 Last Listing \$579,000 - \$609,000

DOM = Days on market    RS = Recent sale    UN = Undisclosed Sale    \* This data point was edited by the author of this CMA and has not been verified by CoreLogic

# Maddingley

## Demographic








The size of Maddingley is approximately 25.4 square kilometres. It has 18 parks covering nearly 3.8% of total area. The population of Maddingley in 2011 was 2,393 people. By 2016 the population was 3,461 showing a population growth of 44.6% in the area during that time. The predominant age group in Maddingley is 0-9 years. Households in Maddingley are primarily couples with children and are likely to be repaying \$1400 - \$1799 per month on mortgage repayments. In general, people in Maddingley work in a professional occupation. In 2011, 70.5% of the homes in Maddingley were owner-occupied compared with 68.5% in 2016. Currently the median sales price of houses in the area is \$617,500.

HOUSEHOLD STRUCTURE		HOUSEHOLD OCCUPANCY		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
Childless Couples	33.9	Owns Outright	21.1	0-15.6K	3.7	0-9	16.7
Couples with Children	46.8	Purchaser	47.4	15.6-33.8K	12.0	10-19	11.6
Single Parents	18.0	Renting	28.9	33.8-52K	13.3	20-29	14.2
Other	0.9	Other	0.8	52-78K	19.9	30-39	16.4
		Not Stated	2.0	78-130K	24.6	40-49	14.0
				130-182K	10.7	50-59	9.0
				182K+	5.2	60-69	9.5
						70-79	5.2
						80-89	2.4
						90-99	1.2

# Local Schools



SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
 <b>Bacchus Marsh Grammar</b> 37 South Maddingley Road Maddingley VIC 3340	1.53km	Combined	Mixed	Non-Government	0-12
 <b>Bacchus Marsh College</b>	1.71km	Secondary	Mixed	Government	7-12
 <b>St Bernard's School</b> Gisborne Road BACCHUS MARSH VIC 3340	2.62km	Primary	-	Non-Government	1-6
 <b>St Bernard's School</b> 9 Patterson Street Bacchus Marsh VIC 3340	2.62km	Primary	Mixed	Non-Government	0-6
 <b>St Bernard's School</b> 9 Patterson Street Bacchus Marsh VIC 3340	2.62km	Primary	Mixed	Non-Government	0-6



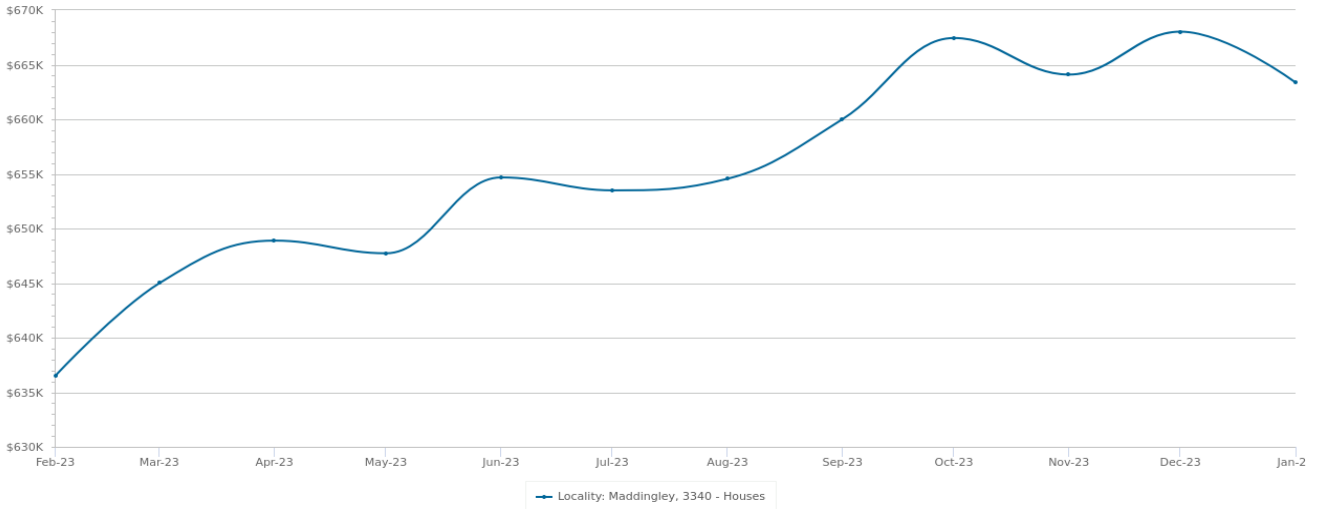
Property is within school catchment area



Property is outside school catchment area

# Recent Market Trends

Median Value - 12 Months (House)

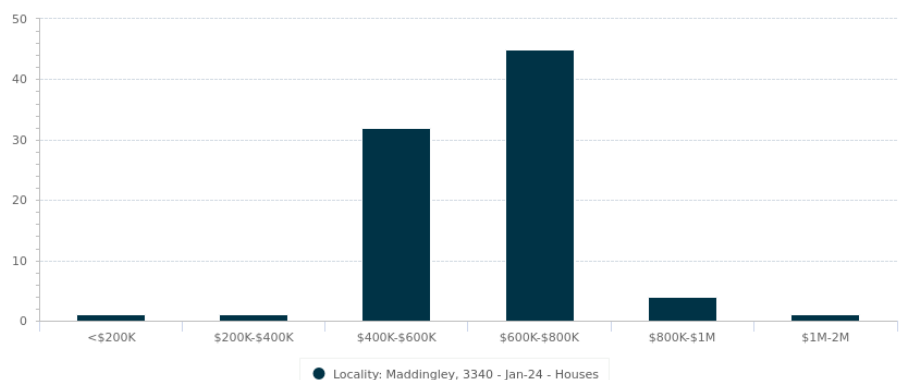


Statistics are calculated at the end of the displayed month

PERIOD	PROPERTIES SOLD	MEDIAN VALUE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
Jan 2024	7	\$663,375	-0.7% ▼	53	73	\$450
Dec 2023	3	\$668,026	0.6% ▲	60	63	\$450
Nov 2023	6	\$664,098	-0.5% ▼	55	62	\$450
Oct 2023	8	\$667,444	1.1% ▲	60	63	\$450
Sep 2023	13	\$660,021	0.8% ▲	53	57	\$450
Aug 2023	6	\$654,555	0.2% ▲	55	65	\$440
Jul 2023	7	\$653,491	-0.2% ▼	61	62	\$430
Jun 2023	5	\$654,678	1.1% ▲	44	59	\$430
May 2023	7	\$647,727	-0.2% ▼	40	56	\$430
Apr 2023	10	\$648,889	0.6% ▲	36	67	\$430
Mar 2023	5	\$645,006	1.3% ▲	38	67	\$430
Feb 2023	7	\$636,552	-1.5% ▼	37	59	\$430

Sales by Price - 12 months (House)

PRICE	NUMBER
<\$200K	1
\$200K-\$400K	1
\$400K-\$600K	32
\$600K-\$800K	45
\$800K-\$1M	4
\$1M-\$2M	1
>2M	0

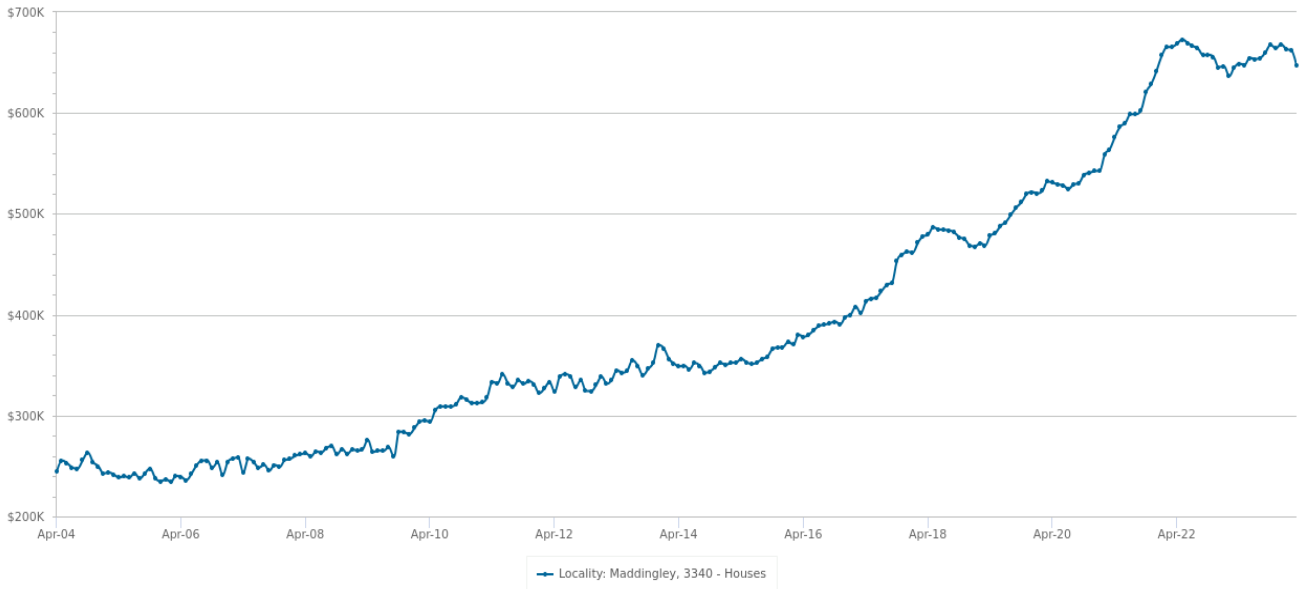


Statistics are calculated over a rolling 12 month period



# Long Term Market Trends

Median Value - 20 Years (House)



Statistics are calculated at the end of the displayed month

PERIOD	PROPERTIES SOLD	MEDIAN VALUE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
2024	84	\$647,230	0.3% ▲	53	193	\$460
2023	90	\$645,006	-3.1% ▼	36	146	\$430
2022	116	\$665,616	18.0% ▲	22	135	\$420
2021	82	\$563,907	6.0% ▲	37	128	\$400
2020	78	\$532,028	13.5% ▲	52	125	\$380
2019	83	\$468,742	-1.9% ▼	21	161	\$372
2018	104	\$477,581	19.0% ▲	21	146	\$355
2017	67	\$401,496	5.6% ▲	48	105	\$340
2016	57	\$380,112	7.8% ▲	46	133	\$320
2015	58	\$352,564	0.2% ▲	79	84	\$320
2014	42	\$351,885	5.0% ▲	60	66	\$320
2013	28	\$335,149	0.6% ▲	50	48	\$310
2012	35	\$333,144	4.8% ▲	32	51	\$320
2011	48	\$317,912	7.7% ▲	25	23	\$320
2010	37	\$295,130	10.7% ▲	28	26	\$260
2009	42	\$266,706	2.0% ▲	-	15	\$265
2008	54	\$261,527	1.2% ▲	59	29	\$200
2007	24	\$258,485	7.6% ▲	-	35	\$190
2006	25	\$240,158	-0.7% ▼	88	27	\$200
2005	27	\$241,793	1.8% ▲	-	11	-

# Summary

**33 HARRY VALLENCE DRIVE MADDINGLEY VIC 3340**



**Appraisal price range**

**Notes from your agent**

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