



39 RADOVICK STREET, KORUMBURRA, VIC 3950



AREA SPECIALIST

Owner Details

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

Owner Type: Owner Occupied

Property Details



Property Type: House - N/A
 RPD: 3//LP3804 (6595968)

Area: 493 m²

Area \$/m²: \$801

Land Use: DETACHED DWELLING (UNSPECIFIED)
 Zoning: GENERAL RESIDENTIAL ZONE - SCHEDULE 1
 Council: SOUTH GIPPSLAND SHIRE
 Features: Deck, Air Conditioned, Fully Fenced, Improvements: Dishwasher, Floorboards, Courtyard

Water/Sewerage:

Property ID: 5108842 /

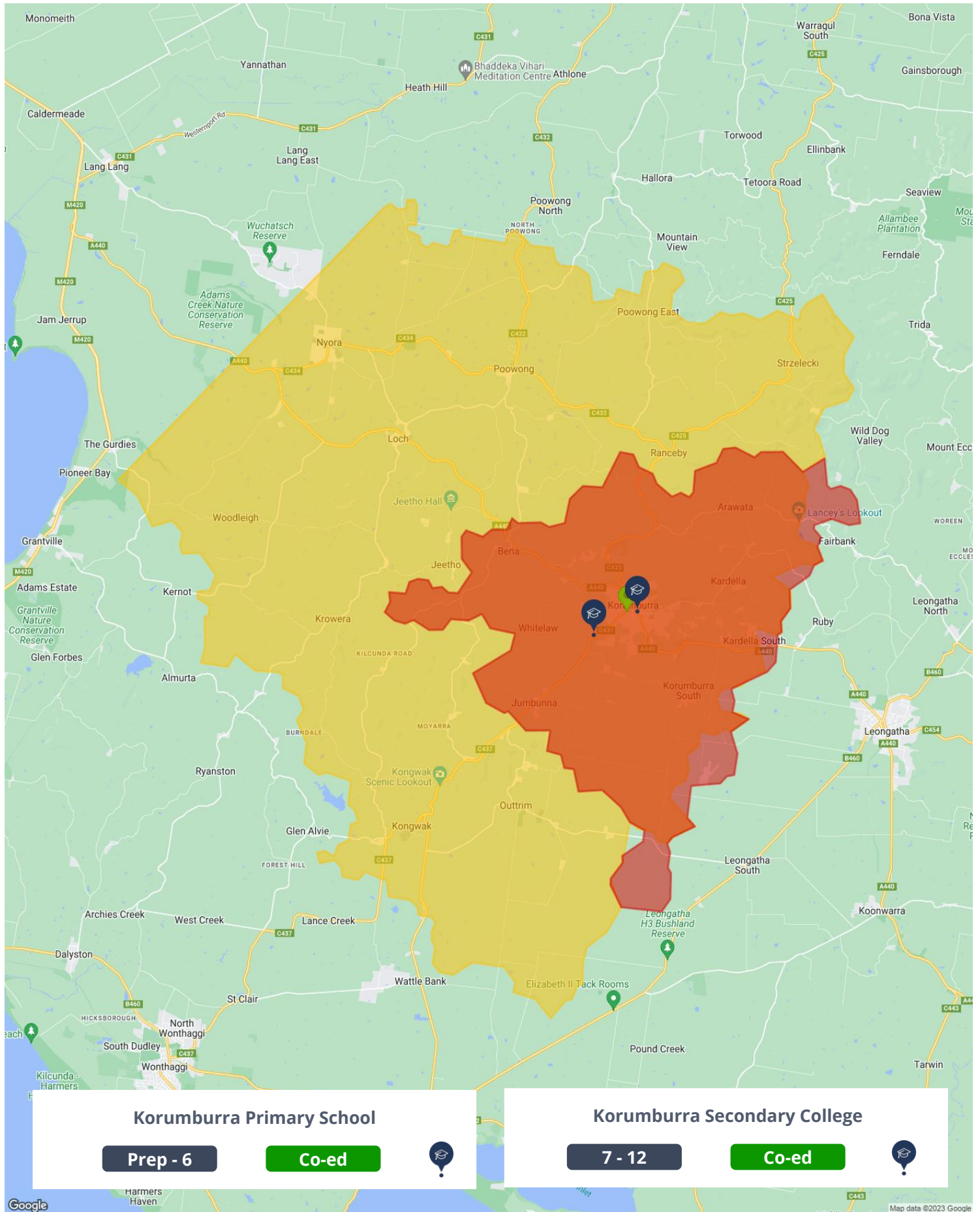
UBD Ref: UBD Ref:

Sales History

Sale Amount:	Sale Date:	Vendor:	Area:	Sale Type:	Related:
\$ 395,000	27/07/2018	MANCUSO; MANCUSO	515 m ²	Normal Sale	No
\$ 262,000	05/05/2015	ISGRO	515 m ²	Normal Sale	No
\$ 145,000	03/11/2003	FITZGERALD	515 m ²	Normal Sale	No



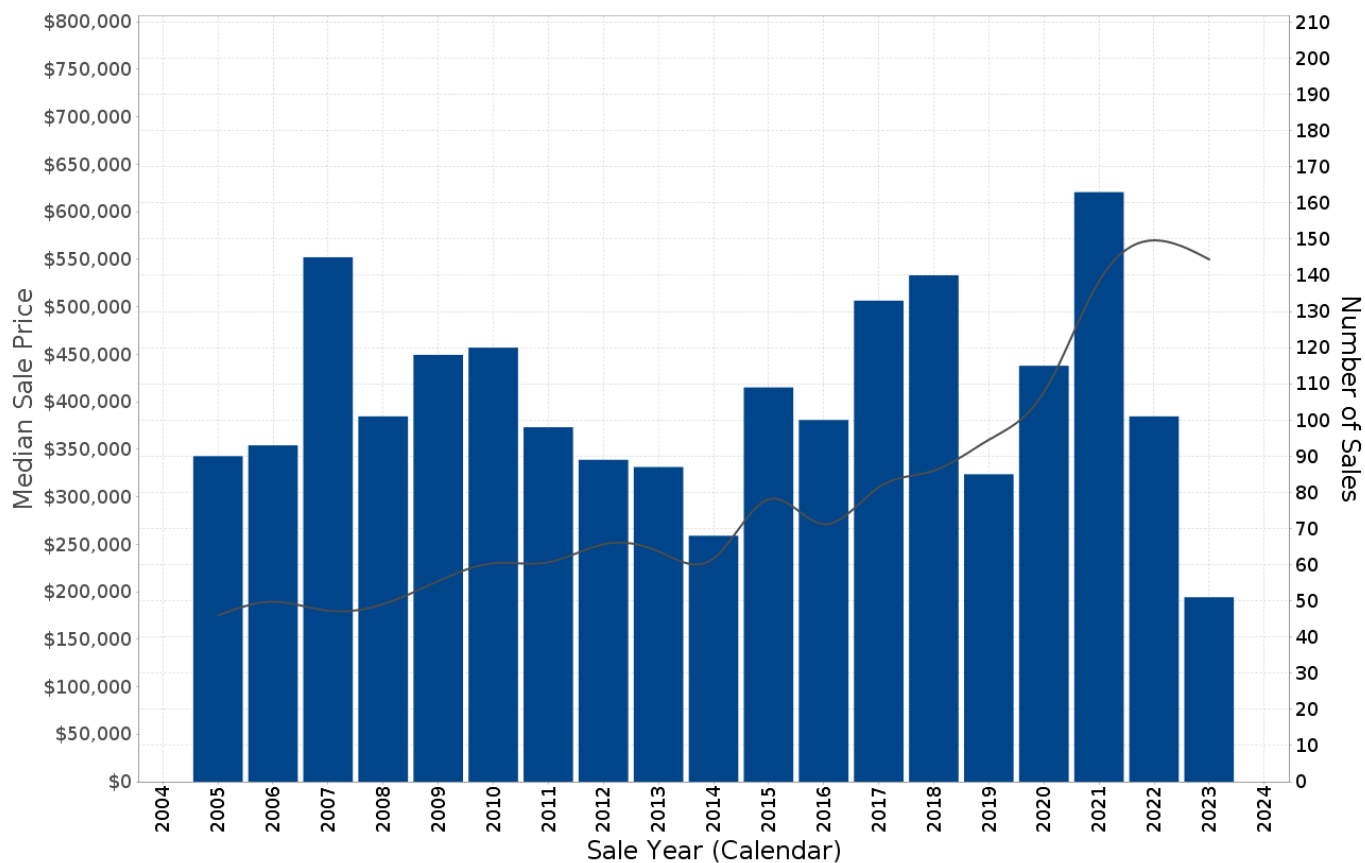
School Catchment Areas





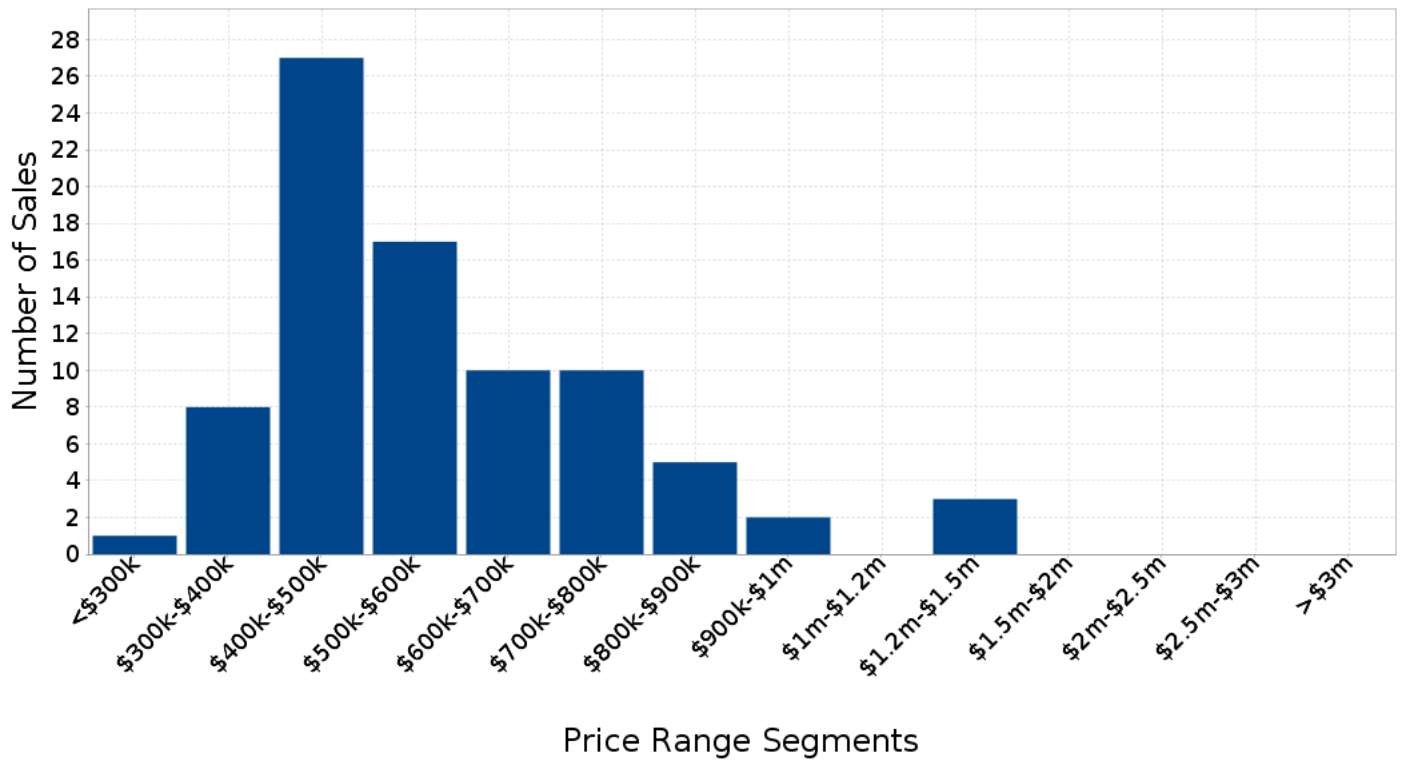
Sales & Growth Chart (House)

Year	No. of Sales	Average	Median	Growth	Low	High
2005	90	\$ 209,666	\$ 175,000		\$ 66,000	\$ 878,901
2006	93	\$ 214,298	\$ 189,500	8.3 %	\$ 30,000	\$ 520,000
2007	145	\$ 207,516	\$ 180,000	-5.0 %	\$ 55,000	\$ 1,000,000
2008	101	\$ 192,505	\$ 187,000	3.9 %	\$ 72,750	\$ 470,000
2009	118	\$ 228,256	\$ 211,250	13.0 %	\$ 62,500	\$ 640,000
2010	120	\$ 241,406	\$ 230,000	8.9 %	\$ 42,000	\$ 1,150,000
2011	98	\$ 237,251	\$ 231,000	0.4 %	\$ 10,000	\$ 550,000
2012	89	\$ 266,268	\$ 250,000	8.2 %	\$ 85,000	\$ 742,500
2013	87	\$ 264,201	\$ 242,500	-3.0 %	\$ 95,000	\$ 745,000
2014	68	\$ 267,187	\$ 235,000	-3.1 %	\$ 101,000	\$ 680,000
2015	109	\$ 322,650	\$ 297,500	26.6 %	\$ 150,000	\$ 1,030,000
2016	100	\$ 350,170	\$ 271,000	-8.9 %	\$ 109,000	\$ 3,700,000
2017	133	\$ 336,768	\$ 310,000	14.4 %	\$ 135,000	\$ 845,000
2018	140	\$ 356,949	\$ 327,500	5.6 %	\$ 116,000	\$ 895,000
2019	85	\$ 395,135	\$ 360,000	9.9 %	\$ 210,000	\$ 850,000
2020	115	\$ 464,529	\$ 410,000	13.9 %	\$ 200,000	\$ 1,100,000
2021	163	\$ 581,743	\$ 527,000	28.5 %	\$ 270,000	\$ 1,380,000
2022	101	\$ 659,953	\$ 570,000	8.2 %	\$ 240,000	\$ 1,875,000
2023	51	\$ 587,873	\$ 550,000	-3.5 %	\$ 390,000	\$ 1,200,000

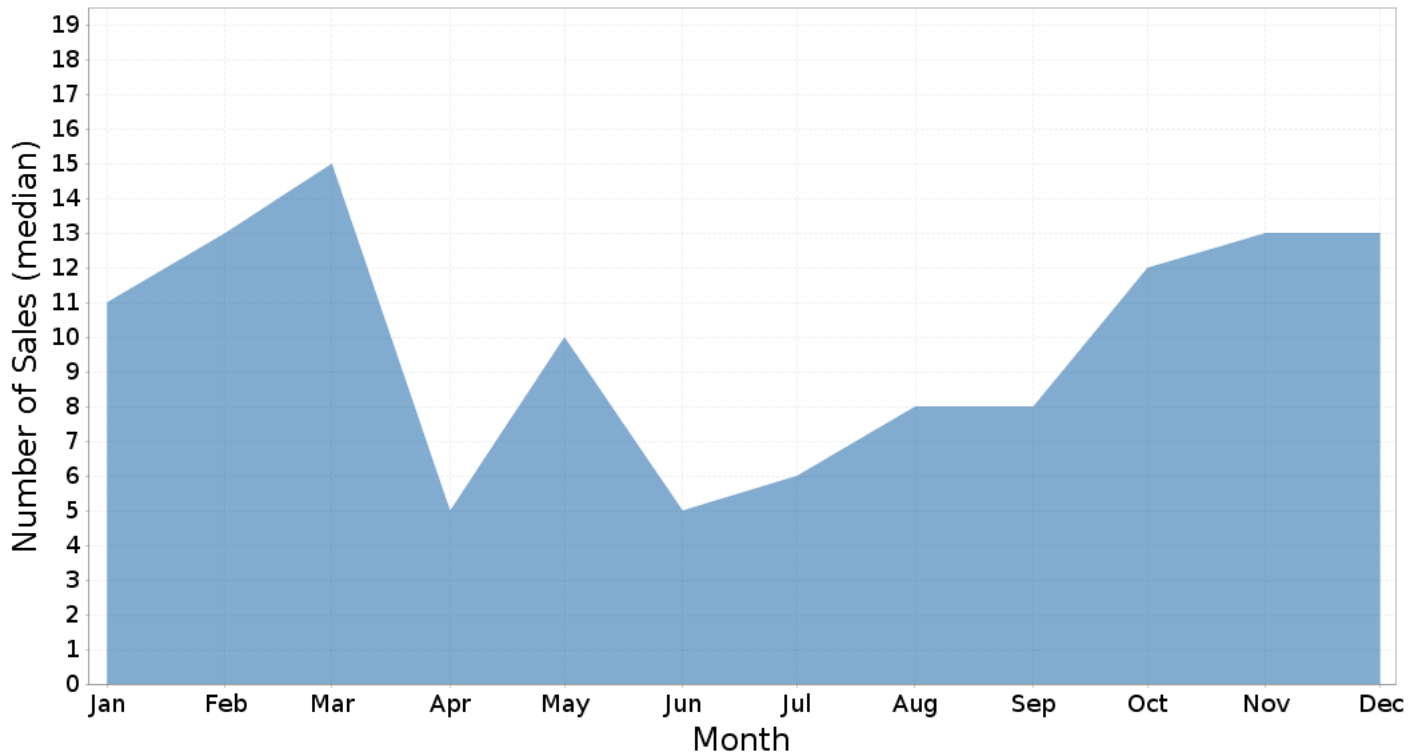




Price Segmentation

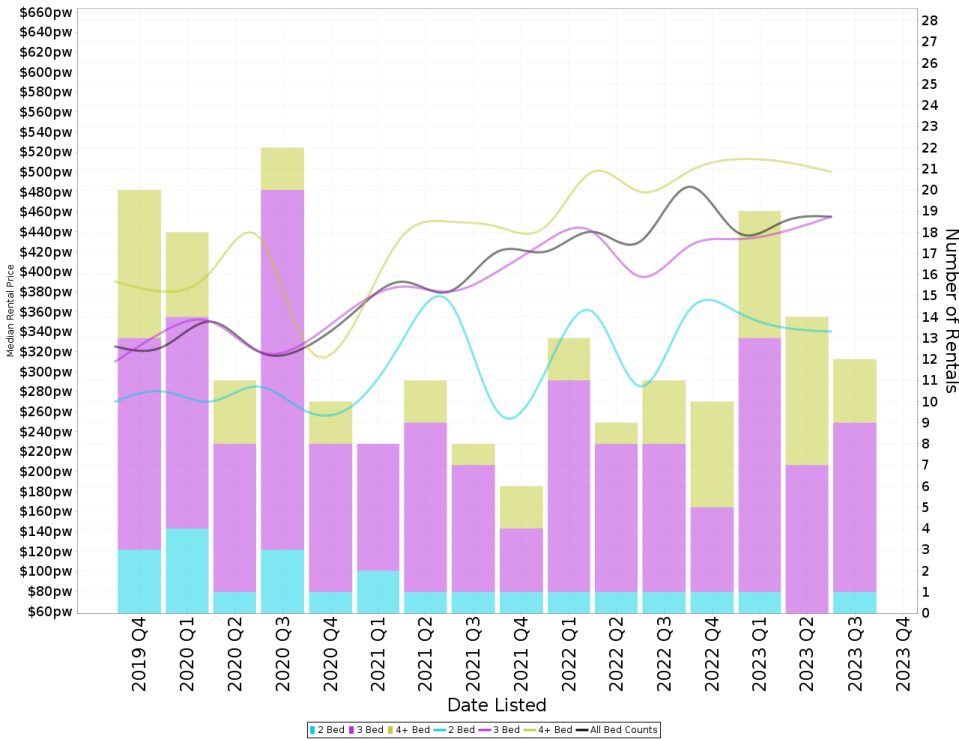


Peak Selling Periods





Median Weekly Rents (Houses)



Suburb Sale Price Growth

-11.3%

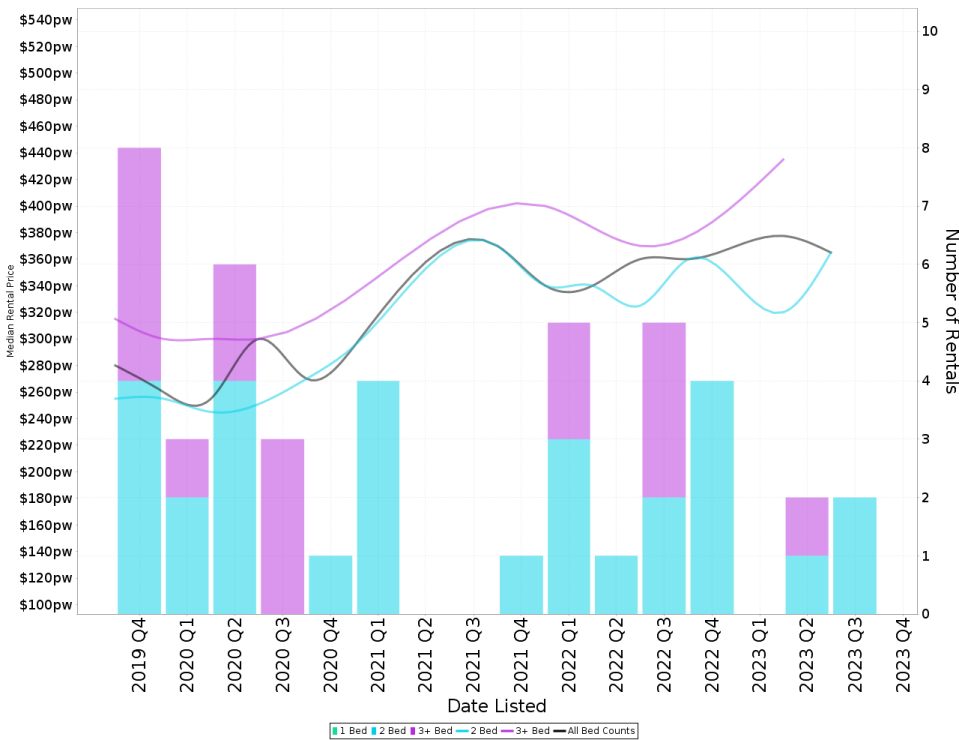
Current Median Price: \$550,000
Previous Median Price: \$620,000
Based on 203 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.3%

Current Median Price: \$550,000
Current Median Rent: \$450
Based on 55 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-19.0%

Current Median Price: \$395,000
Previous Median Price: \$487,500
Based on 24 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.7%

Current Median Price: \$395,000
Current Median Rent: \$360
Based on 8 registered Unit rentals compared over the last 12 months.



Nearby Comparable For Sale Properties

There are 3 properties selected within the radius of 500.0m from the focus property. The lowest for sale price is \$540,000 and the highest for sale price is \$575,000 with a median sale price of \$565,250. Days listed ranges from 5 to 10 days with the average currently at 8 days for these selected properties.

33 GUYS RD, KORUMBURRA 3950

Distance from Property: 245m

3 1 6



Property Type: House
Area: 1,047 m²
RPD: 25, 26/A/LP3739

Features: AIR CONDITIONED, FULLY FENCED

Current List Price: **\$575,000 - \$625,000**
First List Price: \$575,000 - \$625,000
Date Listed: 11/10/2023 Days Listed: **5 Days**
Listed Price Change:



24 VICTORIA ST, KORUMBURRA 3950

Distance from Property: 330m

3 1 2



Property Type: House
Area: 956 m²
RPD: 1//TP346402

Features:

Current List Price: **\$595,000 - \$630,000**
First List Price: \$595,000 - \$630,000
Date Listed: 06/10/2023 Days Listed: **10 Days**
Listed Price Change:



19 GEORGINA PDE, KORUMBURRA 3950

Distance from Property: 550m

3 2 2



Property Type: House
Area: 666 m²
RPD: 42//PS612389

Features: STUDY, IMPROVEMENTS: DISHWASHER

Current List Price: **\$540,000 - \$590,000**
First List Price: \$540,000 - \$590,000
Date Listed: 06/10/2023 Days Listed: **10 Days**
Listed Price Change:





Nearby Comparable Sold Properties

There are 3 sold properties selected within the radius of 500.0m from the focus property. The lowest sale price is \$550,000 and the highest sale price is \$621,000 with a median sale price of \$595,000. Days listed ranges from 33 to 127 days with the average currently at 80 days for these selected properties.

91 BRIDGE ST, KORUMBURRA, VIC 3950

Distance from Property: 1.1km  3  1  2



Property Type: House
Area: 898 m²
Area \$/m²: \$663
RPD: 1//LP112697

Sale Price: **\$595,000 (Agents Advice - Sale)**
Sale Date: 02/10/2023 Days to Sell: **33 Days**
Last Price: \$595,000 Chg %:
First Price: \$595,000 (Under Offer) Chg %:

Features:



31 VALLEY VIEW PDE, KORUMBURRA, VIC 3950

Distance from Property: 518m  3  2  1



Property Type: House
Area: 740 m²
Area \$/m²: \$743
RPD: 38//LP219930

Sale Price: **\$550,000 (Normal Sale)**
Sale Date: 27/07/2023 Days to Sell: **127 Days**
Last Price: UNDER CONTRACT Chg %:
First Price: \$585,000 - \$615,000 Chg %: **-6.0%**

Features: WALL TYPE: BRICK, ROOF TYPE: COLORBOND, STOREYS: 1, DECK, ENSUITE, MODERN KITCHEN, FULLY FENCED, IMPROVEMENTS: DISHWASHER, FLOORBOARDS



3 ISABELLA BVD, KORUMBURRA, VIC 3950

Distance from Property: 637m  3  -  -



Property Type: House
Area: 710 m²
Area \$/m²: \$875
RPD: 1//PS524437

Sale Price: **\$621,000 (Normal Sale)**
Sale Date: 19/04/2023 Days to Sell: **N/A**
Last Price: Chg %:
First Price: Chg %:

Features:





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Appraisal Price

This market analysis has been prepared on 16/10/2023 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:

\$559,000 to \$615,000

Contact your agent for further information:

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