

# COMPARATIVE MARKET ANALYSIS

**MortgageBroker**  
**Melbourne.net.au**



3/7 Curzon Street Ivanhoe VIC 3079

**Marc Barlow**

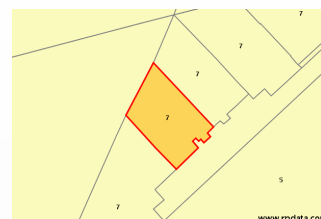
Email: [marc@mortgagebrokermelbourne.net.au](mailto:marc@mortgagebrokermelbourne.net.au)

Mobile: 0425784352



► SUGGESTED LISTING PRICE

**3/7 Curzon Street Ivanhoe VIC 3079**



► APPRAISAL PRICE

**Recommended Listing Price:**  
**Appraisal Price Range: \$725,000 - \$863,000**

Prepared On: 06 Feb 2015

## ► PROPERTY DETAILS

**3/7 Curzon Street Ivanhoe, VIC, 3079**



## ► DESCRIPTION

PROPERTY TYPE:	Unit: Highrise
ZONING:	
LAND USE:	Res Company Share Unit (Within Multi-Storey Dev)
REAL PROPERTY DESCRIPTOR:	LOT 3 PS524223 S1:PH KEELBUNDORA

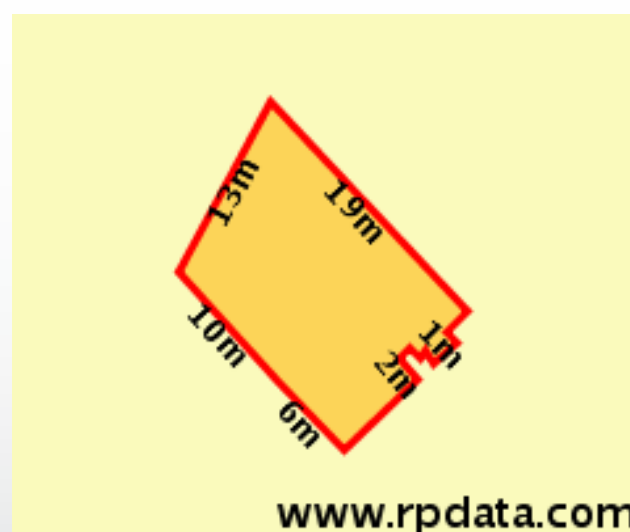
## ► FEATURES

- Air Conditioned
- 1 Dining Rooms
- 1 Lounge Rooms
- 5 Other Rooms
- Scenic View
- 2007 Year Built
- Polished Floors
- 0 Architectural Style
- 0 Materials in Floor
- 0 Entertainment Features
- 0 Veranda / Deck Features
- Close To Public Transport
- 2 Lockup Garages
- 3 Toilets
- 1 Family / Rumpus Rooms
- 2 Total Floors In Building
- 1 Ensuities
- Open Plan
- 0 Bedroom Features
- 0 Type of Scenic View
- 0 Materials in External Walls

## ► SALES HISTORY

SALE DATE	SALE PRICE

## ► PROPERTY DIMENSIONS

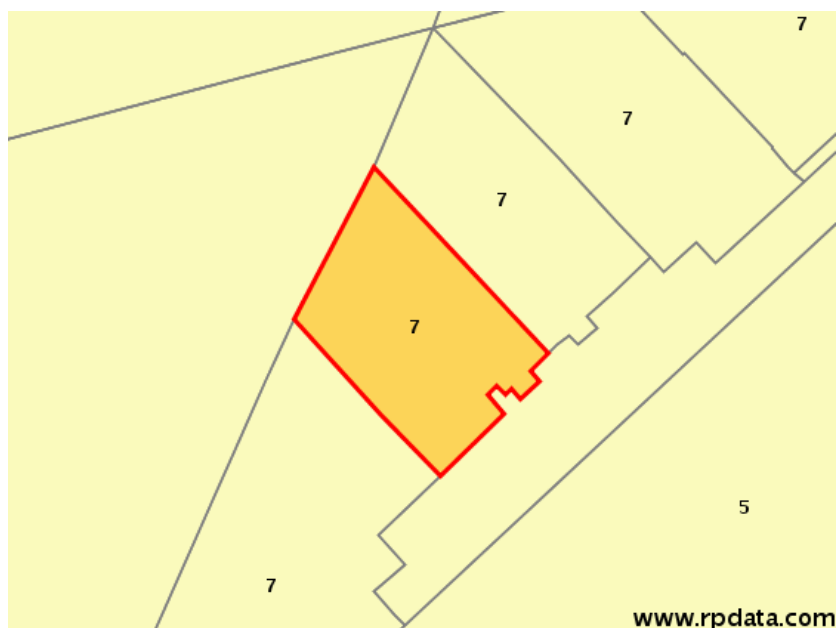


## ► SINGLE PROPERTY MAPPING

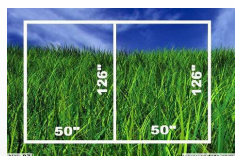
Aerial View



Cadastral View



## ► SOLD PROPERTIES



### 5 Ayton Street Ivanhoe VIC 3079

Sold Price: **\$855,000**  
 Sold Date: **14 Nov 2014**  
 Category: House  
 Lot Plan: 1/PS627814 IVANHOE VIC



Distance: 0.48km



### 2/5A Ayton Street Ivanhoe VIC 3079

Sold Price: **\$855,000**  
 Sold Date: **15 Nov 2014**  
 Category: Unit: Standard  
 Lot Plan: 2/PS627814 IVANHOE VIC



Distance: 0.49km



### 1/30 Beatty Street Ivanhoe VIC 3079

Sold Price: **\$1,030,000**  
 Sold Date: **12 Sep 2014**  
 Category: House: Standard  
 Lot Plan: 1/PS722963 IVANHOE VIC



Distance: 0.82km



### 4/56 Belmont Road Ivanhoe VIC 3079

Sold Price: **Not Disclosed**  
 Sold Date: **28 Nov 2014**  
 Category: Unit  
 Lot Plan: 4A/PS408618 IVANHOE VIC



Distance: 0.92km



### 14/139 Bond Street Ivanhoe VIC 3079

Sold Price: **\$840,000**  
 Sold Date: **15 Nov 2014**  
 Category: Unit: Standard  
 Lot Plan: 14/PS536527 IVANHOE VIC



Distance: 0.65km



### 70 Jellicoe Street Ivanhoe VIC 3079

Sold Price: **Not Disclosed**  
 Sold Date: **20 Oct 2014**  
 Category: House  
 Lot Plan: 334/LP42677 IVANHOE VIC



Distance: 0.21km

### 1/51 Oriel Road Ivanhoe VIC 3079

Sold Price: **Not Disclosed**

Sold Date: **1 Oct 2014**

Category: Unit

Lot Plan:



Distance: 0.54km



May 13 www.rpdata.com

### 115/51 Oriel Road Ivanhoe VIC 3079

Sold Price: **Not Disclosed**

Sold Date: **1 Oct 2014**

Category: Unit: Townhouse/villa

Lot Plan: 115/LP42672 IVANHOE VIC



Distance: 0.53km



Sep 12 www.rpdata.com

### 2/90 Oriel Road Ivanhoe VIC 3079

Sold Price: **Not Disclosed**

Sold Date: **5 Dec 2014**

Category: Unit: Townhouse/villa

Lot Plan: 2/PS601406 IVANHOE VIC



Distance: 0.49km



Apr 06 www.rpdata.com

### 21/22 Valentine Street Ivanhoe VIC 3079

Sold Price: **\$832,000**

Sold Date: **17 Sep 2014**

Category: Unit: Townhouse/villa

Lot Plan: 21/LP10771 IVANHOE VIC



Distance: 0.99km



Oct 11 www.rpdata.com

### 18 Carlyle Crescent Bellfield VIC 3081

Sold Price: **\$670,000**

Sold Date: **19 Nov 2014**

Category: House: Standard

Lot Plan: 1/TP91731 BELLFIELD VIC



Distance: 0.47km



Oct 11 www.rpdata.com

### 2/7 Willow Court Bellfield VIC 3081

Sold Price: **\$490,000**

Sold Date: **6 Dec 2014**

Category: Unit: Townhouse/villa





















Lot Plan:




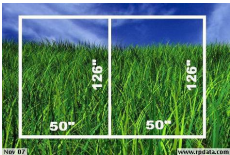




Distance: 0.65km



## ► ON THE MARKET

	<p><b>2/20 Dalveen Road Ivanhoe VIC 3079</b></p> <p>Listing Price: <b>\$870,000</b></p> <p>Listing Date: <b>30 Jan 2015</b></p> <p>Agency: <b>Spencer Woods Real Estate - Northcote</b></p> <p>Lot Plan:</p>	<div>     </div> <p>Listing Type: <b>Normal Sale</b></p> <p>Distance: <b>0.25km</b></p>
	<p><b>2/110 Hawker Street Ivanhoe VIC 3079</b></p> <p>Listing Price: <b>PRIVATE SALE \$719,000</b></p> <p>Listing Date: <b>19 Jan 2015</b></p> <p>Agency: <b>Nelson Alexander Real Estate - Ivanhoe</b></p> <p>Lot Plan: <b>2/PS622919 IVANHOE VIC</b></p>	<div>     </div> <p>Listing Type: <b>Normal Sale</b></p> <p>Distance: <b>0.20km</b></p>
	<p><b>2/54 Liberty Parade Ivanhoe VIC 3079</b></p> <p>Listing Price: <b>\$629,000</b></p> <p>Listing Date: <b>18 Jan 2015</b></p> <p>Agency: <b>Miles Real Estate - Ivanhoe &amp; Rosanna</b></p> <p>Lot Plan: <b>2/PS634761 IVANHOE VIC</b></p>	<div>     </div> <p>Listing Type: <b>Normal Sale</b></p> <p>Distance: <b>0.15km</b></p>
	<p><b>1/119 Valentine Street Ivanhoe VIC 3079</b></p> <p>Listing Price: <b>Auction</b></p> <p>Listing Date: <b>2 Feb 2015</b></p> <p>Agency: <b>Miles Real Estate</b></p> <p>Lot Plan: <b>1/PS309885 IVANHOE VIC</b></p>	<div>     </div> <p>Listing Type: <b>Auction</b></p> <p>Distance: <b>0.45km</b></p>

## MARKET COMPARISON

	<p>294 Gooch Street Thornbury VIC 3071</p> <p>First Ad Price: \$850,000 Last Ad Price: \$950,000</p> <p>Actual Sale Price:</p> <p>% Change First to Last Ad Price: 11.76%</p> <p>% Total Change:</p>	<p>3 2 1</p> <p>Approx. 468m<sup>2</sup></p> <p>Days On Market: 114</p> <p>Distance: 0.87km</p>
	<p>5 Ayton Street Ivanhoe VIC 3079</p> <p>First Ad Price: Last Ad Price: Auction</p> <p>Actual Sale Price: \$855,000</p> <p>% Change First to Last Ad Price:</p> <p>% Total Change:</p>	<p>3 2 1</p> <p>Approx. -</p> <p>Days On Market: 24</p> <p>Distance: 0.48km</p>
	<p>2/5A Ayton Street Ivanhoe VIC 3079</p> <p>First Ad Price: Last Ad Price: Auction</p> <p>Actual Sale Price: \$855,000</p> <p>% Change First to Last Ad Price:</p> <p>% Total Change:</p>	<p>3 2 1</p> <p>Approx. 311m<sup>2</sup></p> <p>Days On Market: 30</p> <p>Distance: 0.49km</p>
	<p>4/56 Belmont Road Ivanhoe VIC 3079</p> <p>First Ad Price: \$799,900 Last Ad Price: Auction</p> <p>Actual Sale Price: Not Disclosed</p> <p>% Change First to Last Ad Price:</p> <p>% Total Change:</p>	<p>3 2 1</p> <p>Approx. 226m<sup>2</sup></p> <p>Days On Market: 93</p> <p>Distance: 0.92km</p>
	<p>14/139 Bond Street Ivanhoe VIC 3079</p> <p>First Ad Price: Last Ad Price: Auction</p> <p>Actual Sale Price: \$840,000</p> <p>% Change First to Last Ad Price:</p> <p>% Total Change:</p>	<p>3 2 2</p> <p>Approx. 274m<sup>2</sup></p> <p>Days On Market: 30</p> <p>Distance: 0.65km</p>
	<p>1A/7 Curzon Street Ivanhoe VIC 3079</p> <p>First Ad Price: Last Ad Price: Auction</p> <p>Actual Sale Price:</p> <p>% Change First to Last Ad Price:</p> <p>% Total Change:</p>	<p>3 2 2</p> <p>Approx. 298m<sup>2</sup></p> <p>Days On Market: 30</p> <p>Distance: 0.02km</p>





### 2/20 Dalveen Road Ivanhoe VIC 3079

First Ad Price: **\$830,000** Last Ad Price:

Actual Sale Price:

% Change First to Last Ad Price:

% Total Change:



Days On Market: **146**

Distance: **0.25km**



### 322/20 Dalveen Road Ivanhoe VIC 3079

First Ad Price: **\$820,000** Last Ad Price: **\$830,000**

Actual Sale Price:

% Change First to Last Ad Price: **1.22%**

% Total Change:



Days On Market: **124**

Distance: **0.24km**



### 2/110 Hawker Street Ivanhoe VIC 3079

First Ad Price: **\$620,000** Last Ad Price: **\$719,000**

Actual Sale Price:

% Change First to Last Ad Price: **15.97%**

% Total Change:



Days On Market: **79**

Distance: **0.20km**



### 70 Jellicoe Street Ivanhoe VIC 3079

First Ad Price: **\$720,000** Last Ad Price: **\$815,000**

Actual Sale Price: **Not Disclosed**

% Change First to Last Ad Price: **13.19%**

% Total Change:



Days On Market: **70**

Distance: **0.21km**



### 40A Liberty Parade Ivanhoe VIC 3079

First Ad Price: **\$779,950** Last Ad Price: **\$779,950**

Actual Sale Price: **\$770,000**

% Change First to Last Ad Price: **0%**

% Total Change: **-1.28%**



Days On Market: **76**

Distance: **0.16km**

### 1/51 Oriel Road Ivanhoe VIC 3079

First Ad Price: **\$585,000** Last Ad Price: **\$585,000**

Actual Sale Price: **Not Disclosed**

% Change First to Last Ad Price: **0%**

% Total Change:



Days On Market: **344**

Distance: **0.54km**



May 13 www.rpdata.com

### 115/51 Oriel Road Ivanhoe VIC 3079

First Ad Price: \$585,000 Last Ad Price: \$650,000

Actual Sale Price: Not Disclosed

% Change First to Last Ad Price: 11.11%

% Total Change:



Days On Market: 500

Distance: 0.53km



Feb 14 www.rpdata.com

### 2/90 Oriel Road Ivanhoe VIC 3079

First Ad Price: Last Ad Price: \$589,000

Actual Sale Price: Not Disclosed

% Change First to Last Ad Price:

% Total Change:



Days On Market: 72

Distance: 0.49km



Feb 15 www.rpdata.com

### 1/119 Valentine Street Ivanhoe VIC 3079

First Ad Price: Last Ad Price: Auction

Actual Sale Price:

% Change First to Last Ad Price:

% Total Change:



Days On Market: 4

Distance: 0.45km



Oct 14 www.rpdata.com

### 18 Carlyle Crescent Bellfield VIC 3081

First Ad Price: Last Ad Price: Auction

Actual Sale Price: \$670,000

% Change First to Last Ad Price:

% Total Change:



Days On Market: 20

Distance: 0.47km



Aug 14 www.rpdata.com

### 511/14 Poplar Crescent Bellfield VIC 3081

First Ad Price: Last Ad Price:

Actual Sale Price:

% Change First to Last Ad Price:

% Total Change:



Days On Market: 34

Distance: 0.70km



Oct 14 www.rpdata.com

### 2/7 Willow Court Bellfield VIC 3081

First Ad Price: \$510,000 Last Ad Price: \$510,000

Actual Sale Price: \$490,000

% Change First to Last Ad Price: 0%

% Total Change: -3.92%



Days On Market: 37

Distance: 0.65km

## ► AREA PROFILE

The size of Ivanhoe is approximately 5 square kilometres. It has 20 parks covering nearly 20% of total area.

The population of Ivanhoe in 2006 was 10,607 people. By 2011 the population was 11,092 showing a population growth of 4% in the area during that time.

The predominant age group in Ivanhoe is 0-14 years.

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

In general, people in Ivanhoe work in a Professional occupation.

In 2006, 69.0% of the homes in Ivanhoe were owner-occupied compared with 66.9% in 2011.

Currently the median sales price of houses in the area is 1,399,000.

Median Sale Price			
	YEAR 2012	YEAR 2013	YEAR 2014
Period	Median Price	Median Price	Median Price
January	\$700,000	\$843,500	\$1,700,000
February	\$1,383,575	\$1,400,000	\$990,000
March	\$750,000	\$1,020,000	\$944,000
April	\$927,500	\$977,500	\$1,325,000
May	\$825,000	\$942,750	\$1,440,000
June	\$967,500	\$1,185,000	\$2,039,000
July	\$955,000	\$1,061,000	\$848,000
August	\$1,097,500	\$950,000	\$860,000
September	\$1,060,000	\$1,100,000	\$1,040,500
October	\$1,120,000	\$1,080,000	\$1,208,000
November	\$915,820	\$980,000	\$1,112,750
December	\$822,000	\$2,000,000	\$1,399,000

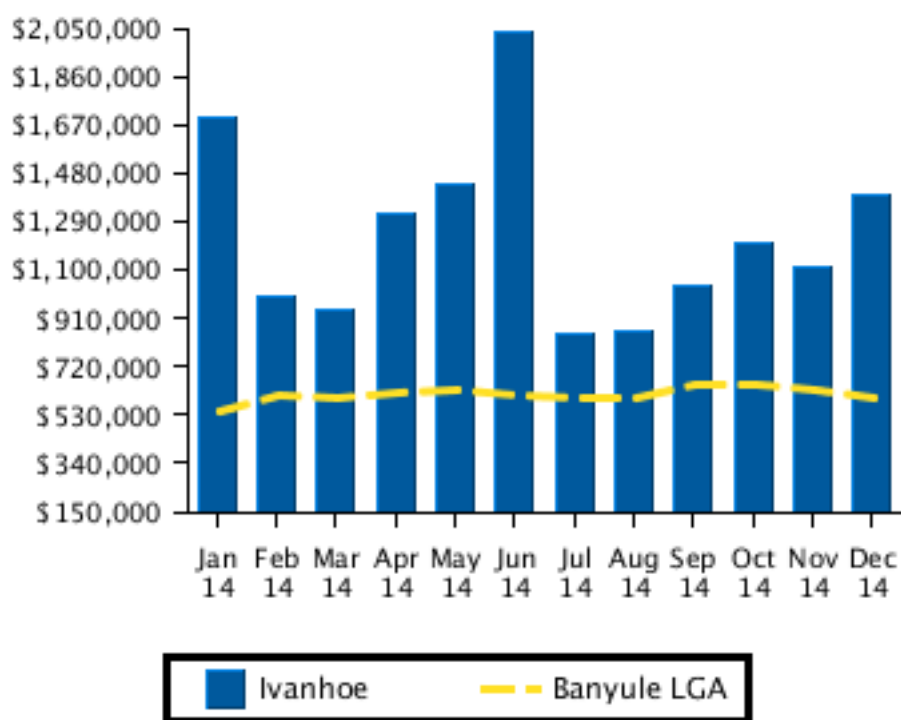




## ► RECENT MEDIAN SALE PRICES

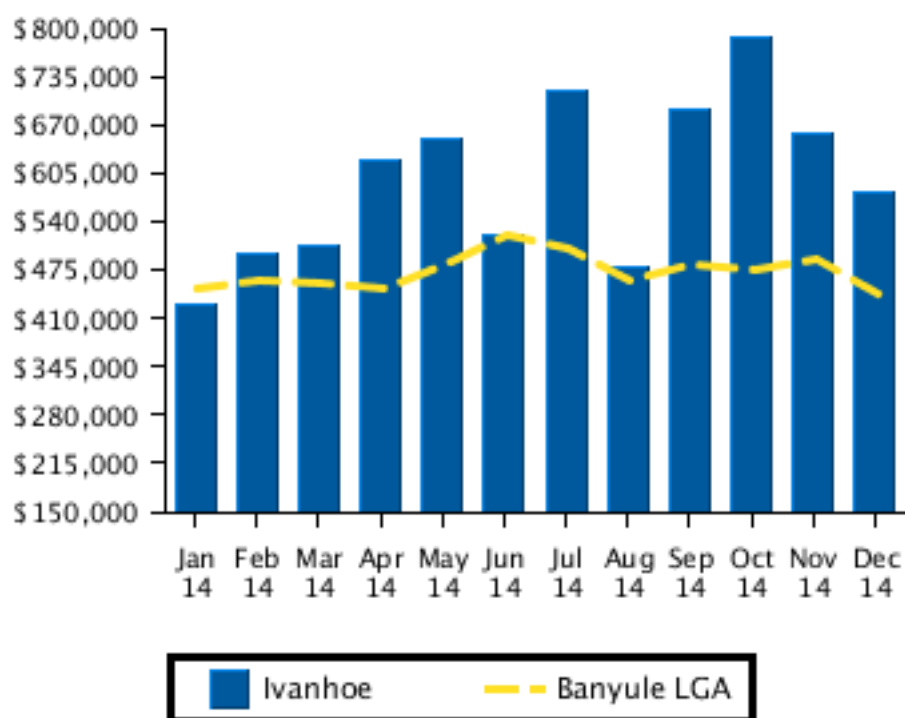
### Recent Median House Sale Prices

Period	IVANHOE	BANYULE LGA
	Median Price	Median Price
December 2014	\$1,399,000	\$596,000
November 2014	\$1,112,750	\$625,000
October 2014	\$1,208,000	\$646,000
September 2014	\$1,040,500	\$645,000
August 2014	\$860,000	\$597,000
July 2014	\$848,000	\$600,000
June 2014	\$2,039,000	\$606,000
May 2014	\$1,440,000	\$630,000
April 2014	\$1,325,000	\$620,000
March 2014	\$944,000	\$592,000
February 2014	\$990,000	\$608,750
January 2014	\$1,700,000	\$545,000



# Recent Median Unit Sale Prices

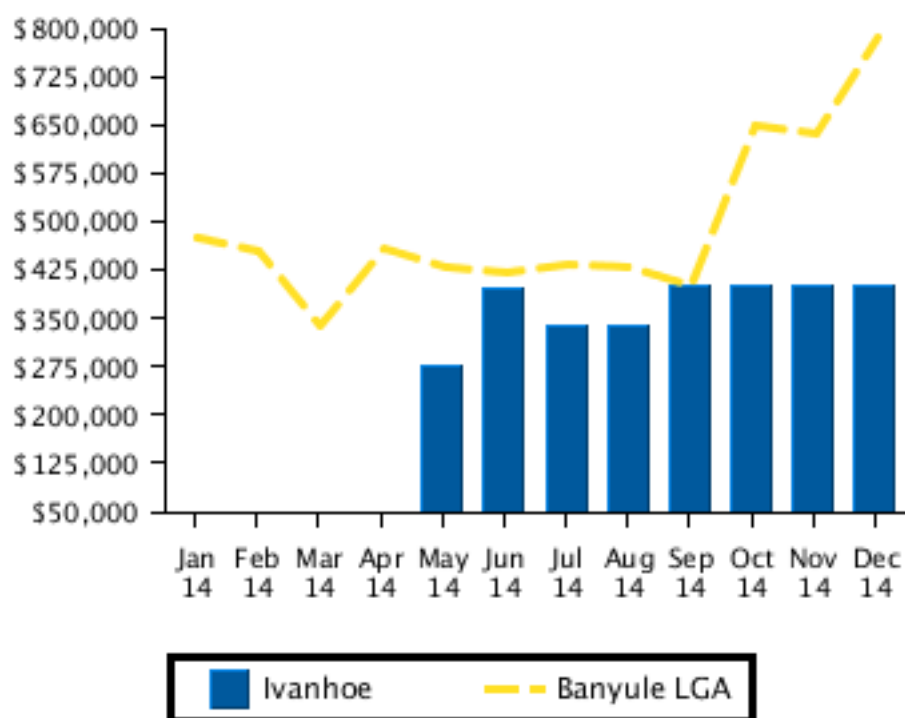
Period	IVANHOE	BANYULE LGA
	Median Price	Median Price
December 2014	\$578,750	\$441,000
November 2014	\$657,500	\$491,000
October 2014	\$786,000	\$474,250
September 2014	\$691,000	\$480,750
August 2014	\$480,000	\$461,250
July 2014	\$716,000	\$505,000
June 2014	\$523,000	\$520,000
May 2014	\$650,000	\$482,500
April 2014	\$623,750	\$450,250
March 2014	\$506,500	\$457,250
February 2014	\$496,000	\$459,000
January 2014	\$430,000	\$450,000





# Recent Median Land Sale Prices

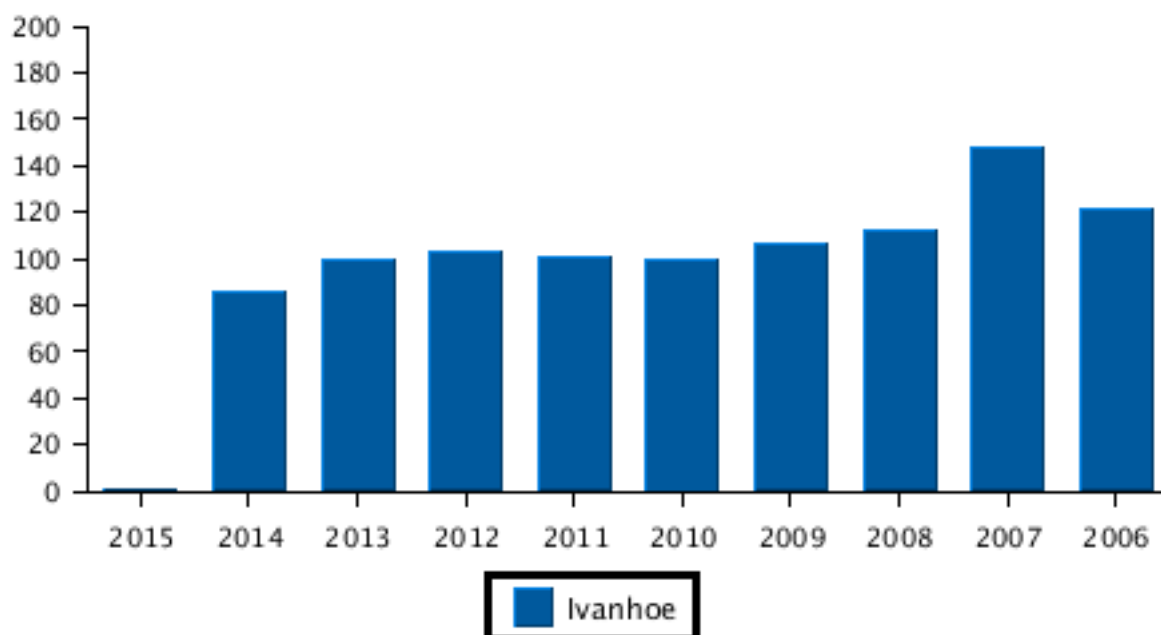
Period	IVANHOE	BANYULE LGA
	Median Price	Median Price
December 2014	\$400,000	\$785,500
November 2014	\$400,000	\$637,000
October 2014	\$400,000	\$650,000
September 2014	\$400,000	\$399,500
August 2014	\$336,500	\$430,000
July 2014	\$336,500	\$435,000
June 2014	\$395,000	\$419,000
May 2014	\$275,000	\$427,500
April 2014	\$30,000	\$459,500
March 2014	\$30,000	\$340,000
February 2014	\$30,000	\$452,500
January 2014	\$30,000	\$473,500



## ► SALES PER ANNUM

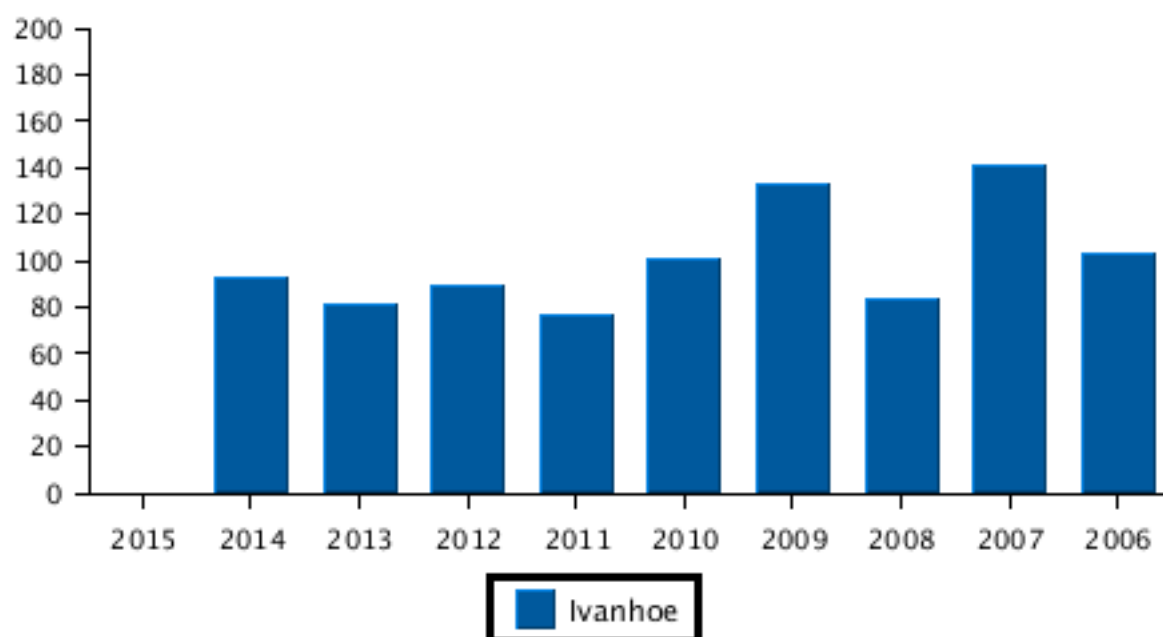
## House Sales Per Annum

Period	IVANHOE
	Number
2015	1
2014	86
2013	99
2012	103
2011	101
2010	100
2009	106
2008	112
2007	148
2006	121



## Unit Sales Per Annum

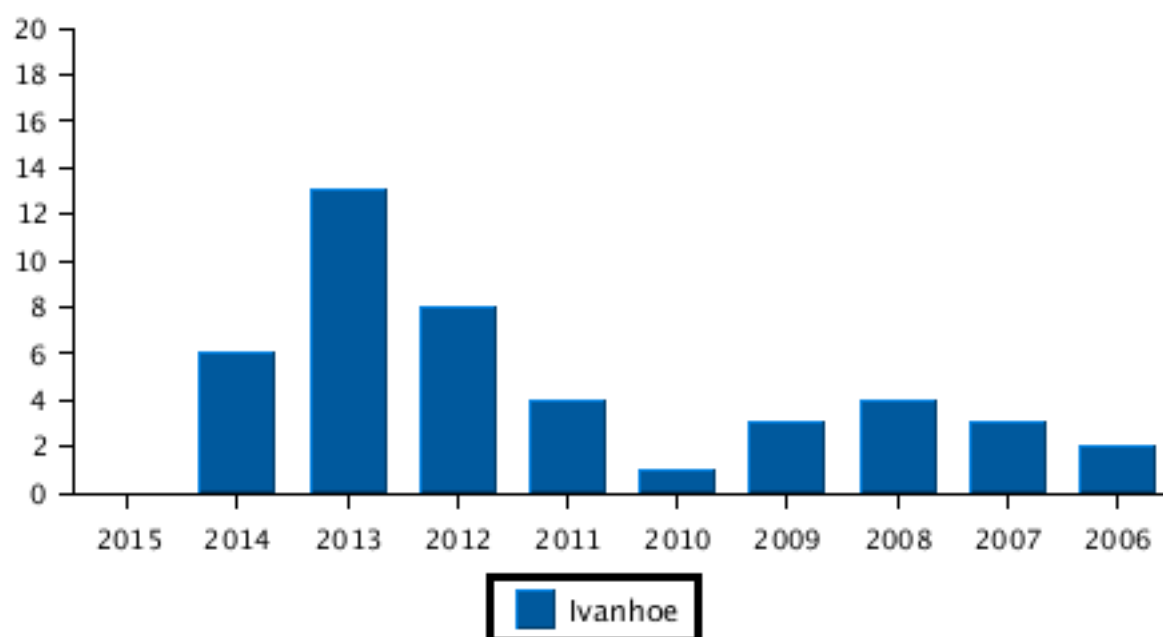
Period	IVANHOE Number
2015	0
2014	93
2013	81
2012	89
2011	77
2010	101
2009	133
2008	83
2007	141
2006	103





## Land Sales Per Annum

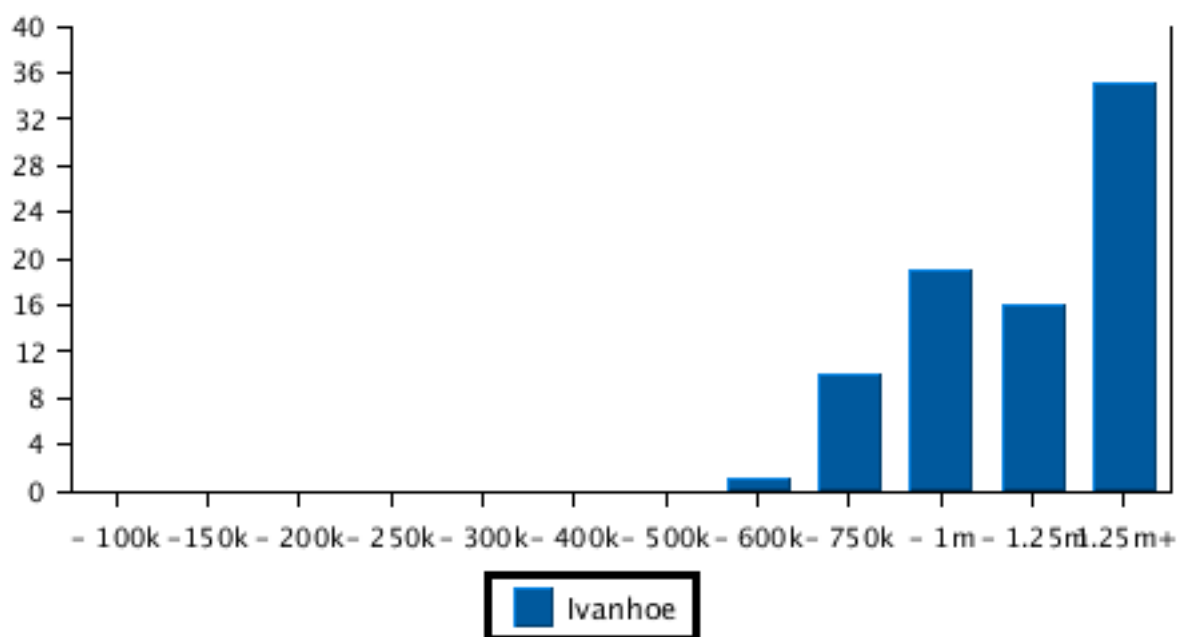
Period	IVANHOE
	Number
2015	0
2014	6
2013	13
2012	8
2011	4
2010	1
2009	3
2008	4
2007	3
2006	2



## ► SALES BY PRICE

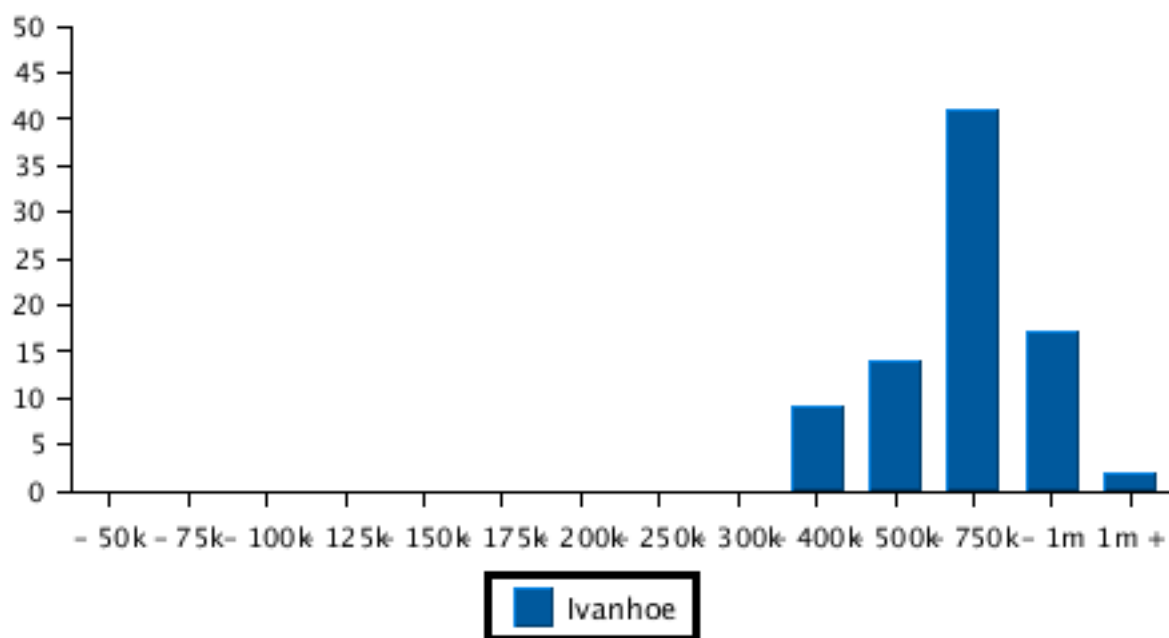
House Sale by Price (12 months)

Price	IVANHOE Number
0 - 100k	0
101 - 150k	0
151 - 200k	0
201 - 250k	0
251 - 300k	0
301 - 400k	0
401 - 500k	0
501 - 600k	1
601 - 750k	10
751 - 1m	19
> 1m - 1.25m	16
1.25m+	35



## Unit Sale by Price (12 months)

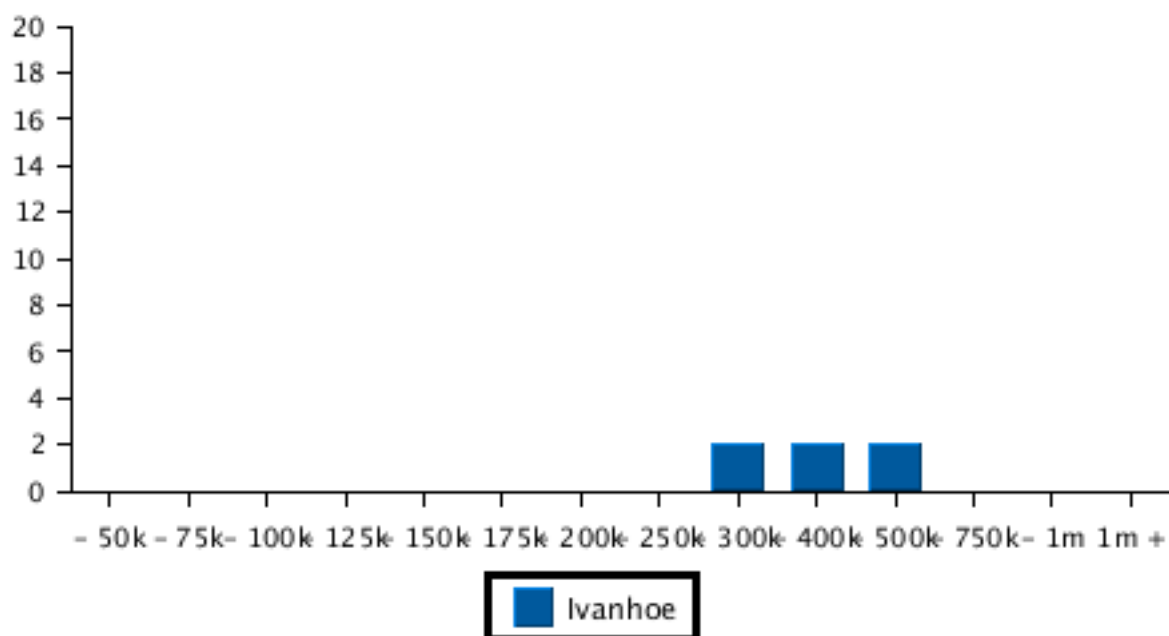
Price	IVANHOE Number
0 - 50k	0
51 - 75k	0
76 - 100k	0
101 - 125k	0
126 - 150k	0
151 - 175k	0
176 - 200k	0
201 - 250k	0
251 - 300k	0
301 - 400k	9
401 - 500k	14
501 - 750k	41
751 - 1m	17
1m +	2





# Land Sale by Price (12 months)

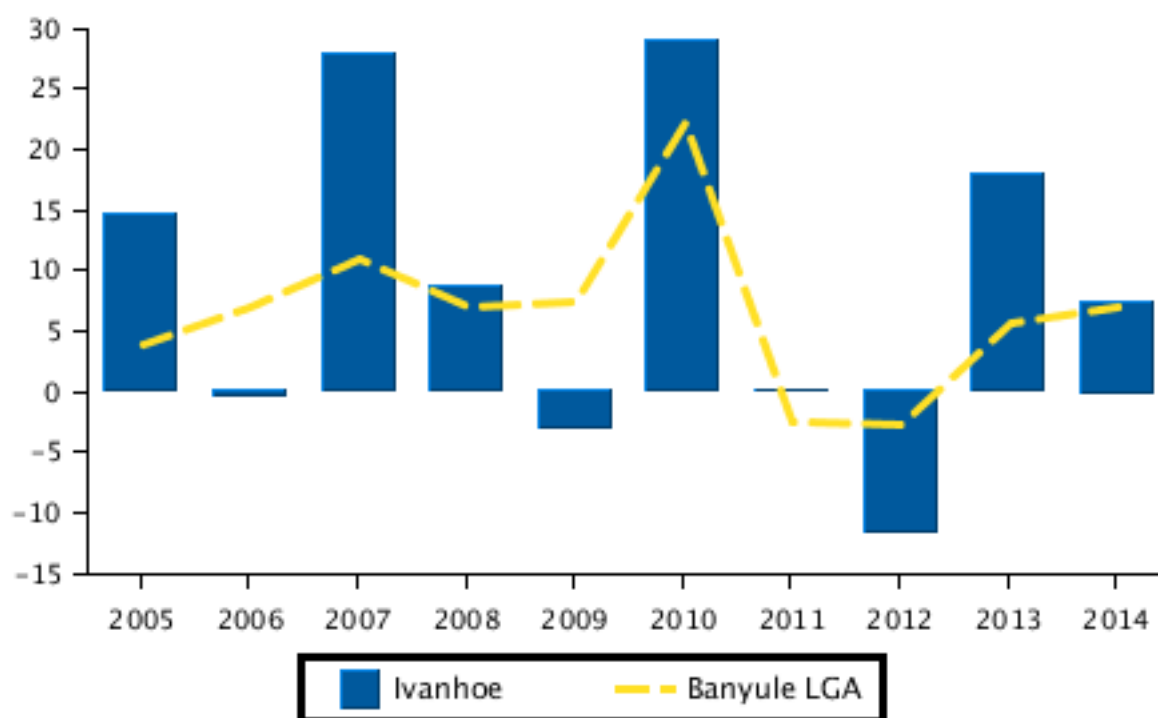
Price	IVANHOE Number
0 - 50k	0
51 - 75k	0
76 - 100k	0
101 - 125k	0
126 - 150k	0
151 - 175k	0
176 - 200k	0
201 - 250k	0
251 - 300k	2
301 - 400k	2
401 - 500k	2
501 - 750k	0
751 - 1m	0
1m +	0



## ► CAPITAL GROWTH MEDIAN PRICES

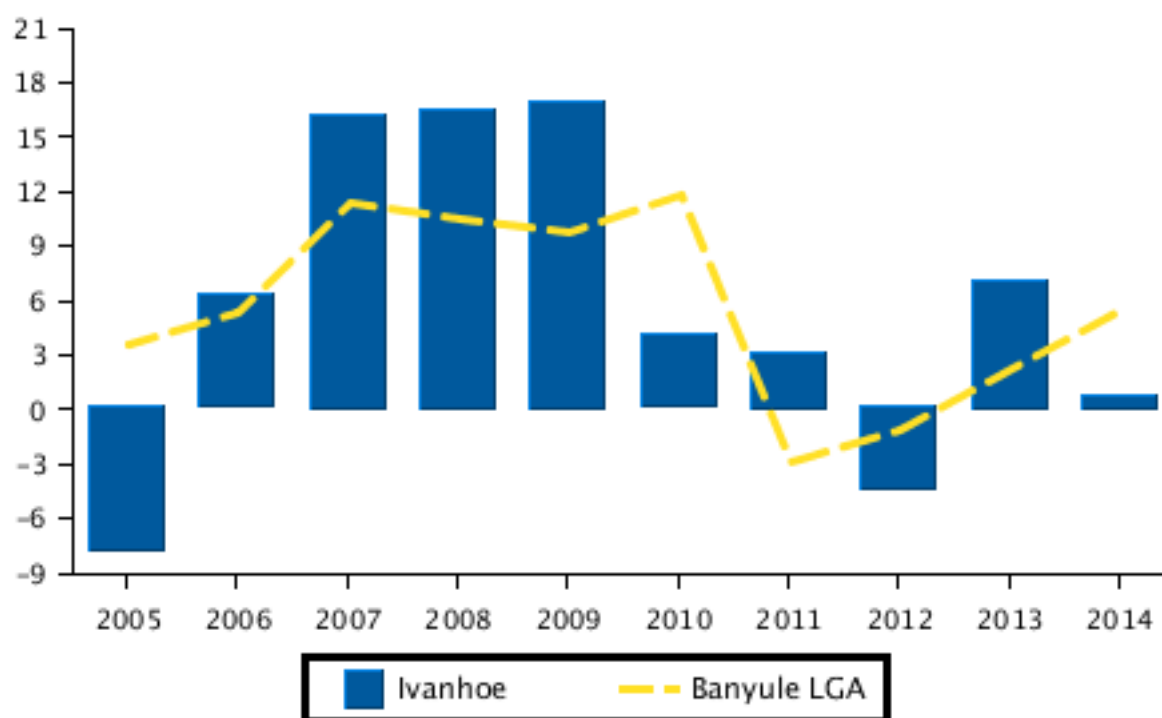
Capital Growth in Median Prices (Houses)

Period	IVANHOE	BANYULE LGA
	% Change	% Change
2014	7.5%	7%
2013	17.9%	5.6%
2012	-11.9%	-2.7%
2011	-0.2%	-2.6%
2010	28.9%	22.1%
2009	-3.2%	7.4%
2008	8.8%	6.9%
2007	28%	11%
2006	-0.5%	7%
2005	14.6%	3.9%



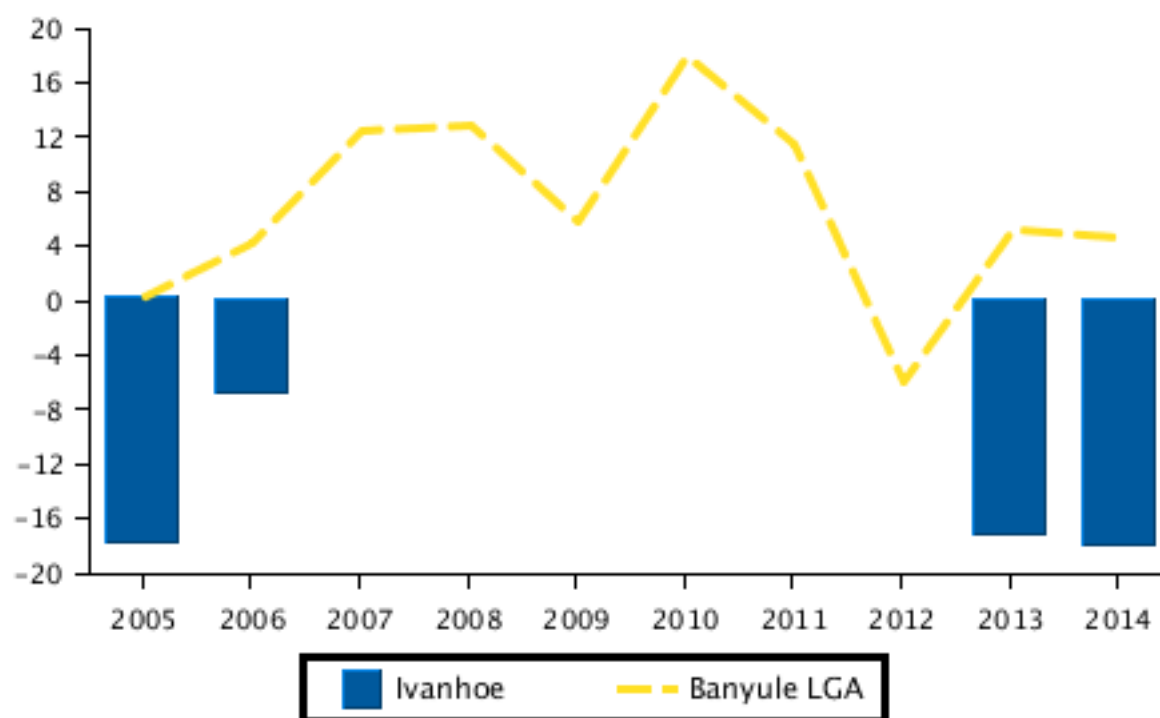
## Capital Growth in Median Prices (Unit)

Period	IVANHOE	BANYULE LGA
	% Change	% Change
2014	0.8%	5.5%
2013	7.1%	2.3%
2012	-4.6%	-1.1%
2011	3.1%	-2.9%
2010	4.1%	11.8%
2009	17%	9.8%
2008	16.5%	10.5%
2007	16.2%	11.3%
2006	6.3%	5.3%
2005	-8%	3.6%



# Capital Growth in Median Prices (Land)

Period	IVANHOE	BANYULE LGA
	% Change	% Change
2014	-18.2%	4.6%
2013	-17.4%	5.1%
2012	0%	-6%
2011	0%	11.4%
2010	0%	17.9%
2009	0%	5.7%
2008	0%	12.8%
2007	0%	12.4%
2006	-6.9%	4.2%
2005	-18.1%	0.3%





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