

PROPERTY PROFILE REPORT

Prepared on:

01 April 2014

24 Mcallister Road
Monbulk VIC 3793



>> Property Description



Mar 14

www.rpdata.com

This property is On The Market

Listing Price	\$360,000 PLUS
Last Advertising Campaign	05/06/2013 - 25/03/2014
Listing Type	Normal Sale
Agency / Agent	Fletchers Yarra Ranges Scott Allison
Initial Listing Price	\$420,000
Latest Listing Price	\$360,000
Days Listed	294
Listing Price Variation	-14%
Price Variation At Sale	-

24 Mcallister Road Monbulk, VIC, 3793

 3	 2	 -	 Approx. 1310m2
-------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------

Real Property	LOT 2 LP110892:PH MONBULK
Property Type Name	House
Land Use Primary	Detached Home (existing)
Land Use Secondary	-
LGA Name	Yarra Ranges
Lot Plan	2/LP110892 MONBULK VIC
Zone	-
Zone Description	-
UCV	-
UCV Date	-
Age	-
Floor Area	-
Map Ref	MELWAYS: 122, J12
Last Sale	-
Sale Type	-

>> Property Images



Mar 14 www.rpdata.com

March 2014



Mar 14 www.rpdata.com

March 2014

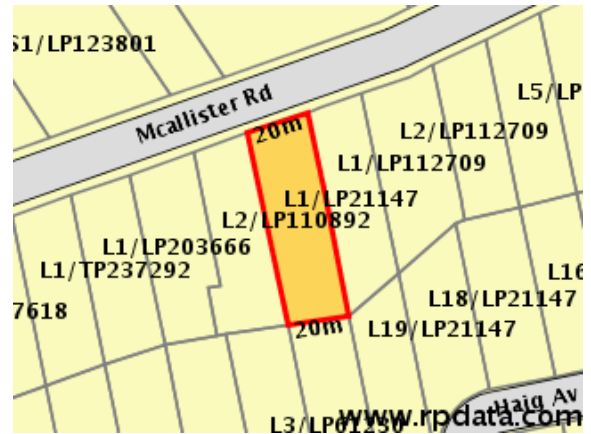


Mar 14 www.rpdata.com

March 2014



www.rpdata.com



www.rpdata.com

>> Sales History

Sale Price:	Not Disclosed	Listing Price:	-
Days Listed:	-	Sale Date:	Jul 2008
Price Variation At Sale:	-	Sale Type:	Unknown
Date First Advertised:	-	Agency:	No Agency Listed
First Listing Price:	-	Agent:	-
Latest Listing Price:	-	Listing Price Variation:	-
Sale Advised by:	Government		

Sale Price:	Not Disclosed	Listing Price:	-
Days Listed:	-	Sale Date:	Oct 1974
Price Variation At Sale:	-	Sale Type:	Unknown
Date First Advertised:	-	Agency:	No Agency Listed
First Listing Price:	-	Agent:	-
Latest Listing Price:	-	Listing Price Variation:	-
Sale Advised by:	Government		

>> Property History - For Sale

Date First Advertised:	05/06/2013	Listing Price:	\$360,000 PLUS
Initial Listing Price:	\$420,000	Date Last Advertised:	25/03/2014
Latest Listing Price:	\$360,000	Listing Type:	Normal Sale
Days On Market:	294	Agency:	Fletchers Yarra Ranges
Listing Price Variation:	-14%	Agent:	Scott Allison

>> Property History - For Rent

Date First Advertised:	28/08/2008	Listing Price:	\$320/W
Initial Listing Price:	\$320	Date Last Advertised:	08/10/2008
Latest Listing Price:	\$320	Days Listed:	41
Agency:	Methven Real Estate Group Mooroolbark	Agent:	Mooroolbark Rentals

>> Sold Properties

Mt Pleasant Road Monbulk, VIC, 3793

Sale Price: \$405,000



Lot/Plan:	Not Disclosed	Sale Date:	Jan 2014
First Listed Date:	08/11/2013	Attributes:	3 Beds, 2 Baths, 3 Car Spaces, 3 Lock Up Garages
Days on Market:	55	Agency:	Bell Belgrave / Olinda
Listing Price:	\$395,000 PLUS	First Listed Price:	\$395,000
Agent:	Sam Adamson	Last Listed Price:	\$395,000
Map Ref:	Not Disclosed	Listing Price Variation:	-
Price Variation At Sale:	2%	Sale Advised by:	Government

Mt Pleasant Road Monbulk, VIC, 3793

Sale Price: \$357,000



Lot/Plan:	Not Disclosed	Sale Date:	Dec 2013
First Listed Date:	19/11/2013	Attributes:	3 Beds, 1 Baths, 2 Car Spaces
Days on Market:	41	Agency:	Stockdale And Leggo Real Estate Olinda
Listing Price:	\$350,000 PLUS	First Listed Price:	\$350,000
Agent:	Scott Allison	Last Listed Price:	\$350,000
Map Ref:	Not Disclosed	Listing Price Variation:	-
Price Variation At Sale:	2%	Sale Advised by:	Government

Moxhams Road Monbulk, VIC, 3793

Sale Price: \$335,000



Lot/Plan:	Not Disclosed	Sale Date:	Nov 2013
First Listed Date:	18/10/2013	Attributes:	2 Beds, 1 Baths, 1 Car Spaces, 1 Lock Up Garages
Days on Market:	62	Agency:	Bell Real Estate Belgrave
Listing Price:	\$340,000-\$370,000	First Listed Price:	\$362,500
Agent:	Glenn Chandler	Last Listed Price:	\$362,500
Map Ref:	Not Disclosed	Listing Price Variation:	-
Price Variation At Sale:	-7%	Sale Advised by:	Government

Mt Pleasant Road Monbulk, VIC, 3793

Sale Price: \$342,750



Lot/Plan:	Not Disclosed	Sale Date:	Aug 2013
First Listed Date:	07/08/2013	Attributes:	3 Beds, 1 Baths, 3 Car Spaces, 2 Lock Up Garages
Days on Market:	18	Agency:	Stockdale And Leggo Real Estate Olinda
Listing Price:	\$320,000 PLUS	First Listed Price:	\$320,000
Agent:	Carol Robertson	Last Listed Price:	\$320,000
Map Ref:	Not Disclosed	Listing Price Variation:	-
Price Variation At Sale:	7%	Sale Advised by:	Government

David Street Monbulk, VIC, 3793

Sale Price: \$383,000



Lot/Plan:	Not Disclosed	Sale Date:	Jul 2013
First Listed Date:	24/06/2013	Attributes:	3 Beds, 1 Baths, 2 Car Spaces, 2 Lock Up Garages
Days on Market:	1	Agency:	Mre Property Marketing Pty Ltd - Monbulk
Listing Price:	OFFERS OVER \$355,000 CONSIDERED	First Listed Price:	\$355,000
Agent:	Richard Licciardi	Last Listed Price:	\$355,000
Map Ref:	Not Disclosed	Listing Price Variation:	-
Price Variation At Sale:	7%	Sale Advised by:	Government


David Street Monbulk, VIC, 3793

Sale Price: \$385,000







Lot/Plan:	Not Disclosed	Sale Date:	Jun 2013
First Listed Date:	21/05/2013	Attributes:	3 Beds, 1 Baths, 1 Car Spaces, 1 Lock Up Garages
Days on Market:	65	Agency:	Bell Real Estate Belgrave
Listing Price:	\$370,000-\$420,000 (UNDER OFFER)	First Listed Price:	\$420,000
Agent:	Sam Adamson	Last Listed Price:	\$370,000
Map Ref:	Not Disclosed	Listing Price Variation:	-11%
Price Variation At Sale:	4%	Sale Advised by:	Government


>> For Sale

 **18 Douglas Crescent Monbulk, VIC, 3793**




Listed Price: \$440,000 PLUS


Lot/Plan:	14/LP19086 MONBULK VIC	Last Listed Date:	29/03/2014
First Listed Date:	19/02/2014	Attributes:	4 Beds, 2 Baths, 2 Car Spaces, 2 Lock Up Garages
Days on Market:	39	Agency:	Bell Real Estate Belgrave
First Listed Price:	\$460,000	Agent:	Sharyn Chandler
Listing Price Variation:	-4%		

 **20 Mcallister Road Monbulk, VIC, 3793**





Listed Price: \$320,000 PLUS

Lot/Plan:	1/LP203666 MONBULK VIC	Last Listed Date:	22/03/2014
First Listed Date:	07/06/2013	Attributes:	3 Beds, 1 Baths, 2 Car Spaces, 1 Lock Up Garages
Days on Market:	289	Agency:	Stockdale And Leggo Real Estate Olinda
First Listed Price:	\$350,000	Agent:	Scott Allison
Listing Price Variation:	-8%		

 **43 Moores Road Monbulk, VIC, 3793**

Listed Price: OFFERS OVER \$385,000

Lot/Plan:	3/LP41765 MONBULK VIC	Last Listed Date:	22/03/2014
First Listed Date:	02/02/2014	Attributes:	3 Beds, 1 Baths, 5 Car Spaces, 2 Lock Up Garages
Days on Market:	49	Agency:	Mre Property Marketing Pty Ltd - Monbulk
First Listed Price:	\$385,000	Agent:	Michael Licciardi
Listing Price Variation:	-		



49-51 David Hill Road Monbulk, VIC, 3793

Listed Price: \$450,000 PLUS



Lot/Plan:	1/TP753186 MONBULK VIC	Last Listed Date:	22/03/2014
First Listed Date:	05/03/2014	Attributes:	4 Beds, 1 Baths, 8 Car Spaces, 5 Lock Up Garages
Days on Market:	18	Agency:	One Agency Belgrave And Beyond
First Listed Price:	\$480,000	Agent:	Shiree Kay
Listing Price Variation:	-6%		



16 Mcallister Road Monbulk, VIC, 3793

Listed Price: \$395,000 PLUS



Lot/Plan:	22/LP7672 MONBULK VIC	Last Listed Date:	19/02/2014
First Listed Date:	07/01/2014	Attributes:	4 Beds, 2 Baths
Days on Market:	44	Agency:	Professionals Methven Mount Evelyn
First Listed Price:	\$395,000	Agent:	Liam Jackson And Team
Listing Price Variation:	-		



12 Jellicoe Avenue Monbulk, VIC, 3793

Listed Price: \$550,000 PLUS



Lot/Plan:	4/LP6813 MONBULK VIC	Last Listed Date:	01/02/2014
First Listed Date:	01/11/2013	Attributes:	4 Beds, 2 Baths, 2 Car Spaces, 2 Lock Up Garages, 1 Ensuites
Days on Market:	93	Agency:	Bell Real Estate Belgrave
First Listed Price:	\$575,000	Agent:	Sharyn Chandler
Listing Price Variation:	-4%		

>> MONBULK SUBURB STATISTICS

Monbulk - Median Price

Period	Median Price for Houses	Median Price for Units
2013	\$395,000	Insufficient Sales in area
2012	\$380,000	Insufficient Sales in area
2011	\$395,000	Insufficient Sales in area
2010	\$410,000	Insufficient Sales in area
2009	\$330,000	Insufficient Sales in area

Monbulk - Past Sales - Houses

2014	2013	2012	2011	2010	2009	2008	2007	2006	2005
1	37	39	44	53	50	56	87	49	59

Monbulk - Past Sales - Units

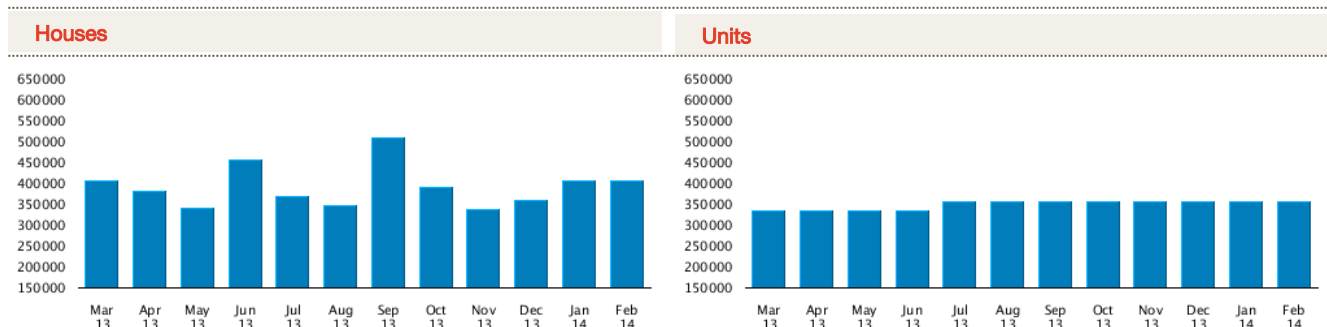
2014	2013	2012	2011	2010	2009	2008	2007	2006	2005
0	1	1	2	0	0	3	2	1	4

Monbulk - Capital Growth

Period	Capital Growth % Houses	Capital Growth % Units
2013	3.9%	S N R*
2012	-3.8%	S N R*
2011	-3.7%	S N R*
2010	24.2%	S N R*

*S N R = Due to low volumes the rates would be statistically not reliable

Recent Median Sale Prices



>> LEGAL

RP Data Disclaimer

In compiling this publication, RP Data has relied upon information supplied by a number of external sources. The publication is supplied on the basis that while the RP Data believes all the information in it is deemed reliable at the time of publication, it does not warrant its accuracy or completeness and to the full extent allowed by law excludes liability in contract, tort or otherwise, for any loss or damage sustained by subscribers, or by any other person or body corporate arising from or in connection with the supply or use of the whole or any part of the information in this publication through any cause whatsoever and limits any liability it may have to the amount paid to RP Data for the supply of such information.

© 2014 Copyright RP Data Pty Ltd, Local, State, and Commonwealth Governments. All rights reserved. No reproduction, distribution, publication or transmission of the copyrighted materials in this RP Estimate or at this site is permitted.

RP Estimate is an Automated Valuation Model ('AVM'). This RP Estimate is computer generated and is not a professional appraisal. This RP Estimate should not be used in lieu of a professional appraisal under any circumstances. This RP Estimate depends on information relating to the subject property and other properties which may be incomplete or wrong, negatively impacting the accuracy of this RP Estimate. This RP Estimate is based on one or more statistical models and assumptions, which may not capture all relevant factors or features of the subject property. This RP Estimate also does not take into account the potential impact of external factors (such as a change in the economy, future planned infrastructure or environmental contamination on the subject property), which may affect the value of the subject property. Accordingly, this RP Estimate should not be relied upon by you or any other person, including when making any decision in connection with this or any other property.

The listing prices shown represent the first and last listing price RP Data 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 discounting calculations are unavailable.

State Government Copyright Notice and Disclaimer

VIC - To the extent that this report has been developed using information owned by the State of Victoria, the State of Victoria owns the copyright in the Property Sales Data which constitutes the basis of this report and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

Publisher

RP Data Pty Limited
 ABN 67 087 759 171
 P: 1300 734 318
 E: support@rpdata.com