

BROKERS NOTES TO SUPPORT VALUATION REQUEST

Hillside VIC 3037

Clients Expectations: \$ 720,000



Subject Property:

Address: , Hillside VIC 3037
Bedrooms: 4 Bedrooms
Bathrooms: 2 Bathrooms
Land Size: 515 m2
Client's Expectations: \$720,000

Comparable Sales:

Comparable 1 - Overall, INFERIOR due to differences in structure and build.

Address:		Bedrooms:	4 Bedrooms
Bathrooms:	2 Bathrooms	Land Size:	574m2
Sale Date:	2 nd of December, 2016	Sale Price:	\$695,000

Comparable 2 - Overall, INFERIOR due to differences in structure and build.

Address:		Bedrooms:	4 Bedrooms
Bathrooms:	2 Bathrooms	Land Size:	528 m2
Sale Date:	17 th of December, 2016	Sale Price:	\$708,000

Comparable 3 - Overall, VERY COMPARABLE due to similar allotment size and similar dynamics.

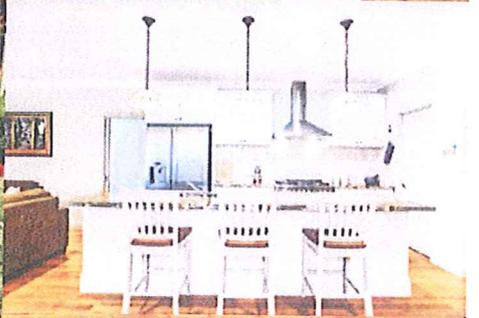
Address:		Bedrooms:	3 Bedrooms
Bathrooms:	3 Bathrooms	Land Size:	600 m2
Sale Date:	13 th of December, 2016	Sale Price:	\$700,000

Summary:

The comparative sales that have been provided above are designed to give an indication of the prices at which houses in the Hillside area are being sold. Based on these comparatives, our clients have requested a valuation of \$700,000 for their property.

Comparable 1 & 2 are similar to the client's in terms of allotment size and dynamics, however we consider them to be INFERIOR as they are single story dwellings. It is therefore reasonable that the client's property be valued at a price similar to the \$695,000 and \$708,000 for which Comparable 1 & 2 were sold.

Comparable 3 serves as the primary basis upon which the client's have based their request. Although the dynamics of the property are slightly different, this property proves most comparable, as it is similar in terms of allotment size and general build. Therefore, the client's have requested \$700,000, which is consistent with the price at which Comparable 3 was sold. *Client's property however has 1 Extra Bedroom Hence \$720,000 Approx*



Sold by private treaty 02 December 2016

\$695,000

4 Beds 2 Baths 2 Parking



Robert Talevski

Brad Teal Real Estate Caroline Springs

Call

Email agent

BRAD TEAL



You could get approval in principal in under 10 minutes.

Credit criteria apply

Find out more

SOLD ON 2nd OF DECEMBER, 2016

LAND SIZE: 574m²

SALE PRICE: \$695,000

Land area 574 sqm

Provincial Inspired Paradise In 'The Parks' Estate

Classical design elements and painstaking attention to detail define this immaculate four bedroom plus study, two bathroom family home set on 574m2 approx. Be inspired by soaring ceilings, the magnificently wide entry hall, and Australian Blackbutt flooring that adds luxurious warmth to the home. A dynamic Brazilian Quartzite benchtop sets the tone for the European style kitchen, complete with walk in pantry, 900mm gas stove, soft close drawers and Bosch dishwasher - connecting seamlessly with family room, meals area and rumpus. Outdoor entertaining is also amply catered for with an undercover cedar-panel-lined alfresco area with fan. The generous size of the bedrooms (with mirrored BIR's) is surpassed only by the stunning master with double WIR and ensuite. Highlights include ducted heating, evaporative cooling, powder room, security alarm, integrated double remote controlled garage with rear yard access, solar panels, gas boost solar hot water, shed, water tank. Situated in highly desirable location close to freeways, Watergardens, public transport, parklands and schools.

Property type: House



16

SOLD

Hillside Vic 3037

4 2 2

\$708,000

Sold on 17 Dec 2016

Save

O'Brien



Alex Dacakis

Phone Profile



Glenn Warnick

Phone Profile

O'Brien Real Estate SYDENHAM
178 Overton Lea Boulevard, Sydenham, Vic 3037
Agency profile

Email agent



Google

Map data ©2017 Google

THE COMPLETE PACKAGE!

This outstanding, quality built home boasts space inside and outside, comfort, as well as a first class location in the highly sought after The Parks estate of Hillside, sitting opposite a lovely park and is a short distance to schools, sporting grounds, restaurants and the popular Watergardens town centre.

Offering 4 large bedrooms, master with spa ensuite & walk in robe, study, formal lounge, modern kitchen with the spacious adjoining meals and family area is sure to impress. The real winner is when you step outside through the bi-fold doors to the impressive cedar covered and tiled alfresco and covered, decked entertainment precinct plus the separate under cover BBQ area, perfect for entertaining with friends and family, all year round. All this is surrounded by a lovely low maintenance garden. It really is the complete package!!

Other quality features include, ducted heating, gas heating, evaporative cooling, stone benchtops, Technika 900ml stainless steel oven and stove, dishwasher, downlights, plantation shutters, square set plaster work, double remote garage with internal access, solar hot water, garden shed and heaps of storage.

All this, package built on a 528m² approx. of land.

This property has to be seen to be believed!

SOLD ON 17th OF DECEMBER, 2016

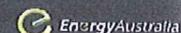
LAND SIZE: 528m²

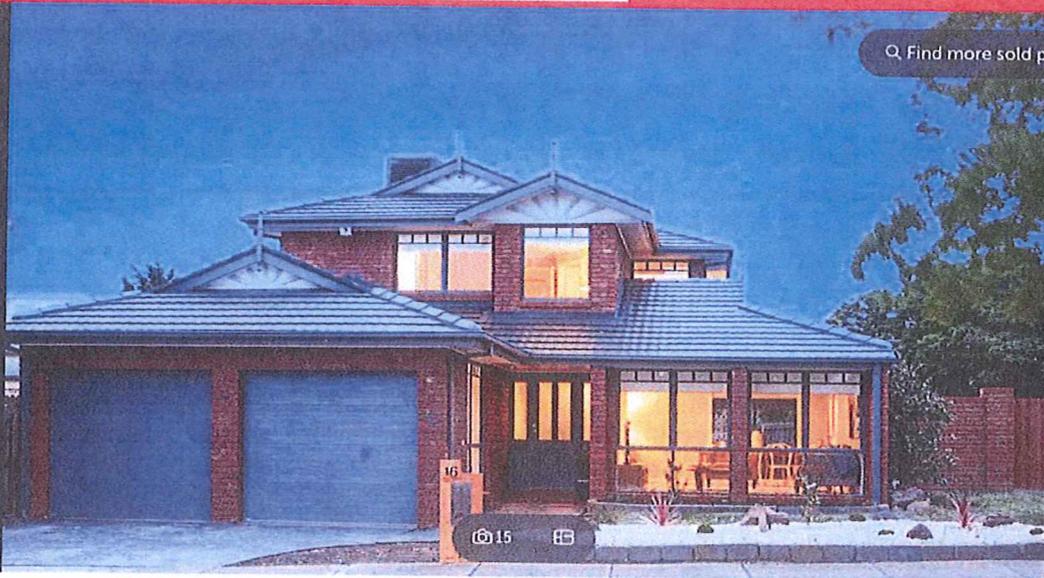
SALE PRICE: \$708,000

Moving to Hillside?

Ask Us About Our Move-in Lights On Guarantee.

Find out more





SOLD

Hillside, Vic 3037

3 3 2

\$700,000

House, Sold on 13 Dec, 2016

Save

Professionals



Joseph Abraham

Phone Profile



Jessica Egan

Phone Profile

Professionals - Taylors Lakes

Shop 27 Taylors Lakes Shopping Centre 3 Melton Highway, Taylors Lakes, Vic 3038

Agency profile

Email agent



Google

Map data ©2017 Google

More Precious Than Gold!

You will be swept away by the pure class and mesmerizing character of this very special home. Positioned prominently in a tree lined street among house proud owners, this property is best remembered by its flawless presentation, displaying a commitment to quality and luxury at every turn. 16 Golden Way may just be that pot of Gold you've been waiting for!

Property Features - Inside:

- * 3 Bedrooms + Downstairs study or 4th bedroom - Master bedroom with full luxury ensuite and walk in robe
- * Host inspired custom kitchen with stone counter-tops and top of the range appliances
- * Grand central bathroom with unique designer bathtub
- * 4 Large living zones including:
 - Large formal lounge room upon entry with beautiful garden views
 - Large guest friendly meals zone with beautiful garden outlook
 - Large downstairs multipurpose rumpus room
 - Upstairs living room, perfect as a teenager's retreat

Property Features - Outside:

- * Stunning outdoor entertaining area finished with a beautiful Merbau deck
- * Well landscaped gardens
- * Lush established trees
- * Large Provision for side access
- * Double garage with internal home access

SOLD ON 13th OF DECEMBER, 2016
 LAND SIZE : 604m²
 SALE PRICE : \$700,000

Moving to Hillside?
 Ask Us About Our Move-in Lights On Guarantee.
[Find out more](#)

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Naomi Findlay
 Australia's Rapid Renovation Expert