



20-26 COROMANDEL PL, MELBOURNE, VIC 3004



Pricefinder Sale Estimate

**\$ 440,173**

Probable Range \$419k - \$462k



Pricefinder Details

Estimate Risk (FSD): Moderate (+/- 15%) ● ● ●

Property Area: 3.38 ha

Last Known Sale Price: \$387,000 @ 15/07/2017

Date of Estimation: 07/08/2017

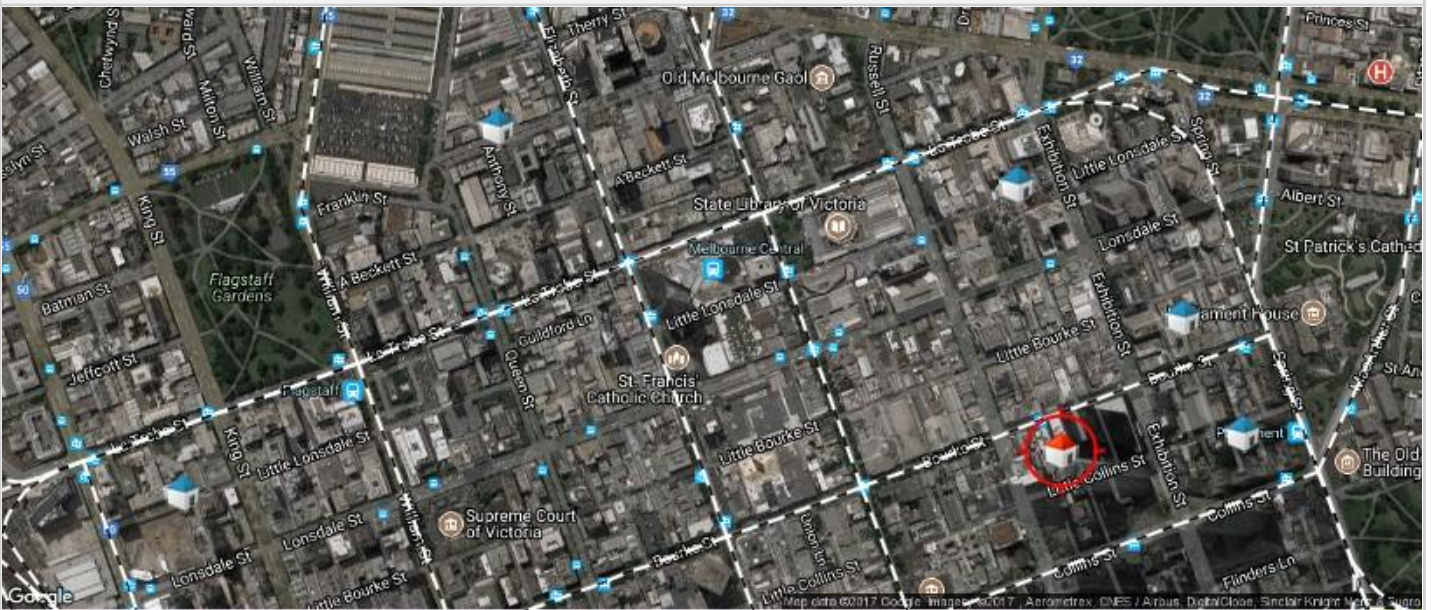
Estimation Method: User Assisted

Property Details

Legal Description: 1G, CM1, 2G, 101-103, 106, 107, 108, 201, 202, 203, 206,

Features:

Comparables Map



● Subject ● Comparable Sale ● Comparable Rental

Comparable Properties

Comparable Sales

- 406/16 LIVERPOOL ST, MELBOURNE, VIC 3004
- 1805/27 LITTLE COLLINS ST, MELBOURNE, VIC 3004
- 1804/8 EXPLORATION LANE, MELBOURNE, VIC 3004
- 2105/8 EXPLORATION LANE, MELBOURNE, VIC 3004
- 801/118 FRANKLIN ST, MELBOURNE, VIC 3004
- 153/538 LITTLE LONSDALE ST, MELBOURNE, VIC 3004

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## Comparable Sales - How do these recent sales compare?



**406/16 LIVERPOOL ST, MELBOURNE, VIC 3004**

Distance from Property: 288m



1



1



1



Area: 705 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$610  
RPD: 25, 406//PS440145

Features:

Sale Price: **\$430,000**  
Sale Date: **20/02/2017**  
Comparison:



**1805/27 LITTLE COLLINS ST, MELBOURNE, VIC 3004**

Distance from Property: 292m



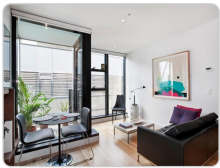
1



1



-



Area: 1,158 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$341  
RPD: 1805//PS640927

Features:

Sale Price: **\$395,000**  
Sale Date: **26/04/2017**  
Comparison:



**1804/8 EXPLORATION LANE, MELBOURNE, VIC 3004**

Distance from Property: 430m



2



2



-



Area: 576 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$790  
RPD: 1804//PS606543

Features:

Sale Price: **\$455,000**  
Sale Date: **06/04/2017**  
Comparison:



**2105/8 EXPLORATION LANE, MELBOURNE, VIC 3004**

Distance from Property: 430m



2



1



-



Area: 576 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$725  
RPD: 2105//PS606543

Features:

Sale Price: **\$418,000**  
Sale Date: **08/08/2016**  
Comparison:



**801/118 FRANKLIN ST, MELBOURNE, VIC 3004**

Distance from Property: 1km



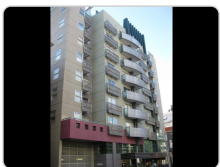
2



1



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Area: 1,595 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$226  
RPD: 801//PS425500

Features:

Sale Price: **\$360,000**  
Sale Date: **12/08/2016**  
Comparison:



**153/538 LITTLE LONSDALE ST, MELBOURNE, VIC 3004**

Distance from Property: 1.4km



2



1



1



Area: 989 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$446  
RPD: 153//PS416548

Features:

Sale Price: **\$441,500**  
Sale Date: **15/08/2016**  
Comparison:



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