



SAMPLE ONLY

**YOUR ANZ PROPERTY
PROFILE REPORT**

**1/5 PAGET ST,
HUGHESDALE 3166**

Date created:

2 June 2022

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Your free Property Profile Report

What's in this report?

YOUR PROPERTY PROFILE

Find out the property's features, estimated price range and sales history.

SELECTED COMPARABLE PROPERTIES

What are the prices and features of properties recently sold, for sale and for rent in the area?

PROPERTY PROFILE OF HUGHESDALE

Follow the local price trends, clearance rates, rental yields and more.

INTERESTING SUBURB INSIGHTS

Discover more about the suburb including local amenities.

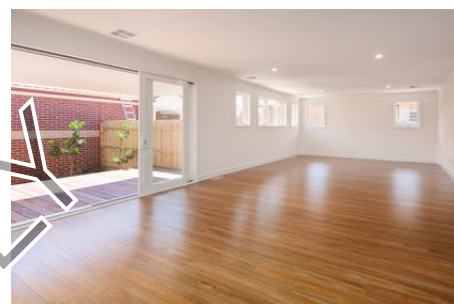
SUBURB SALES RESULTS

Facts for sellers including property sales by price range and real estate agent results.

IMPORTANT INFORMATION

This ANZ Property Profile Report is not personal advice or a recommendation. It contains general information only and does not take into account your personal needs and financial circumstances. It is for personal use only. This report includes information provided by PropTrack Pty Ltd (PropTrack). While ANZ has endeavoured to ensure that the information in this report is accurate as at the date this report was created, the information may change and ANZ takes no responsibility for any error or omission relating to this information.

YOUR PROPERTY PROFILE



Unit   

1/5 Paget St, Hughesdale 3166

Lot/Plan number: Lot 20/LP6694
Property type: Unit
Land use: Residential

Points of interest:

- Community library (907m)
- Oakleigh Police Station. (1.0km)
- FRV Fire Station 25 (1.7km)
- Oakleigh Primary School and Kindergarten (932m)
- Murrumbeena (1.1km)

powered by 

 **CBD**
14.1km

 **Murrumbeena**
1.1km

 **Primary school**
932m

Current market price range estimate:

\$785,000 - \$1,065,000

Midpoint:

\$920,000

This price range estimate¹ isn't a valuation² of the property or guarantee of its market value or future sale price, it is an estimate only based on certain available information. Price ranges may change daily and the actual sale price (if the property is sold) may be different.

You should make your own enquiries and obtain independent financial and legal advice before deciding whether to invest in property or deciding the price you are willing to pay for a property. Sales history and past performance are not indicative of future price or performance.

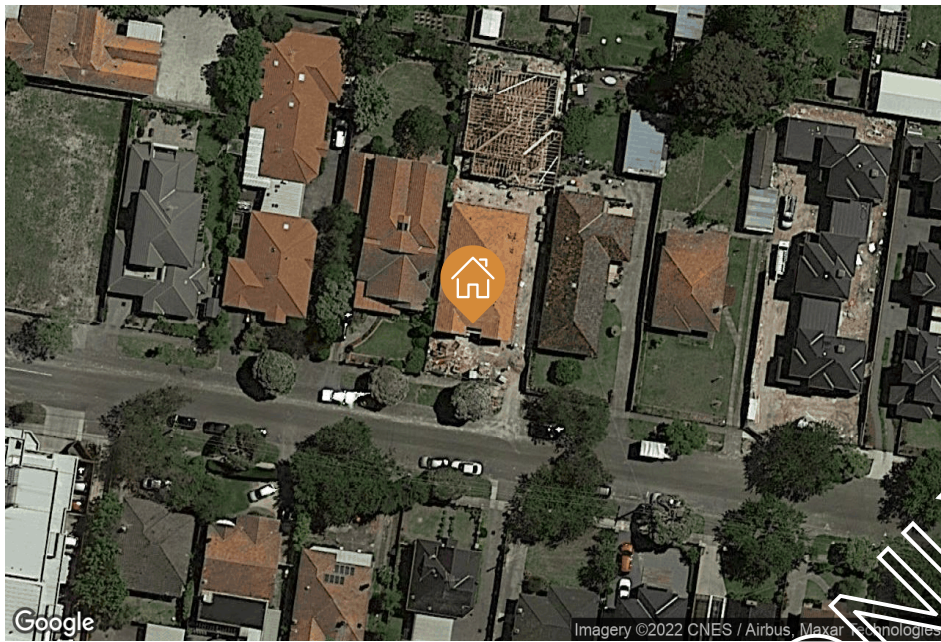
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YOUR PROPERTY PROFILE



MEDIAN DAYS ON MARKET
FOR SIMILAR PROPERTIES⁴ IN
HUGHESDALE:

43

SAMPLE ONLY

Seeing many properties? Take notes to remember.

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.....

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Apply for an Approval in Principle**.

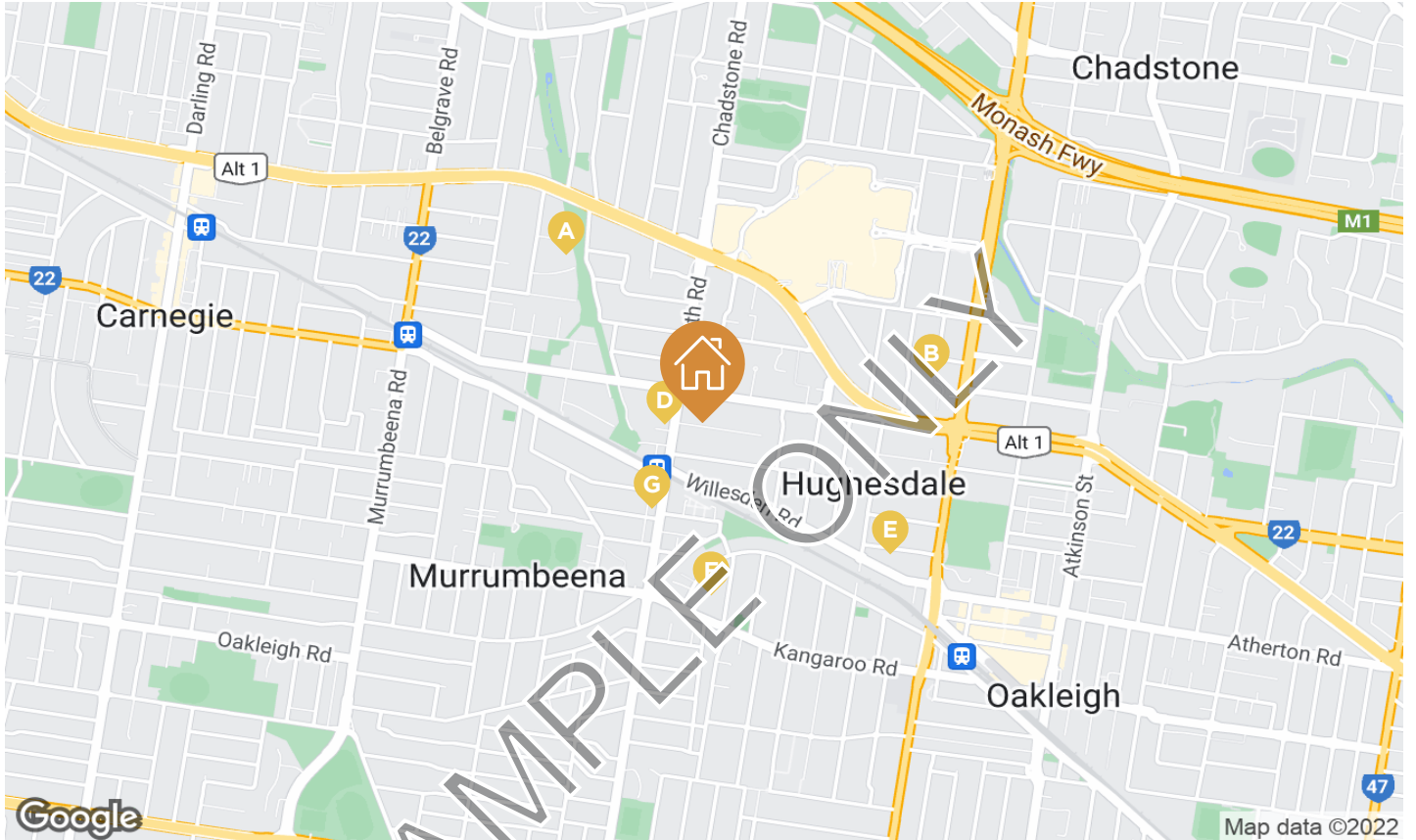
We can help you work out exactly how much you can afford to borrow so you can bid with confidence.

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RECENTLY SOLD UNITS IN HUGHESDALE

SOLD

PropTrack has selected a number of recently sold properties to assist you to assess 1/5 Paget St, Hughesdale. These are chosen based on property features, recency of sale and distance to your selected property.



Sold for: \$1,220,000

3 1 1

A Unit 6, 14-18 Wahroonga Cres, Murrumbeena

Agency name: Gary Peer & Associates Carnegie

Sold on: 16 Mar 22
 Sale type: Auction
 Listed on: 03 Oct 21



Sold for: \$1,060,000

3 3 2

B Unit 1, 18 Camira St, Malvern East

Agency name: Jellis Craig

Sold on: 05 Mar 22
 Sale type: Auction
 Listed on: 10 Oct 21



RECENTLY SOLD UNITS IN HUGHESDALE

SOLD



Sold for: Not Available

3 2 2

C Unit 10, 568 Neerim Rd, Hughesdale



Sold for: \$1,180,000

3 2 2

D Unit 2, 57 Poath Rd, Murrumbeena

Agency name: Gary Peer & Associates Carnegie

Sold on: 04 Apr 22

Sale type: Auction

Listed on: 06 Mar 22



Sold for: \$1,102,000

3 2 2

E Unit 1, 12 Swindon Rd, Hughesdale

Agency name: Buxton

Sold on: 20 Dec 21

Sale type: Private Treaty

Listed on: 07 Nov 21



Sold for: \$915,000

3 2 2

F Unit 3, 4 Carlisle Cres, Hughesdale

Agency name: Ray White

Sold on: 02 Apr 22

Sale type: Auction

Listed on: 27 Feb 22



Sold for: Not Available

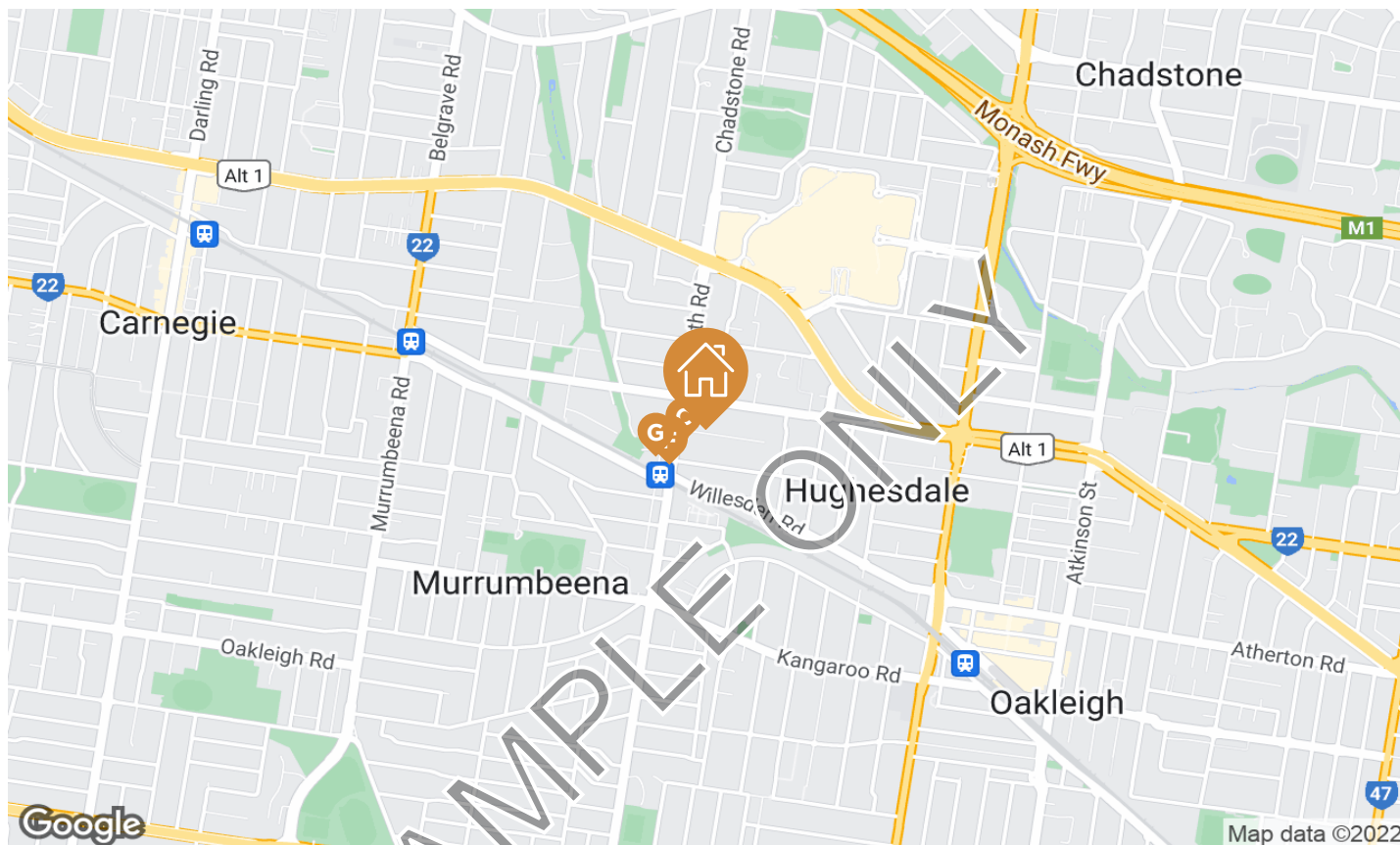
2 - -

G Unit 207, 119 Poath Rd, Murrumbeena

UNITS FOR SALE IN HUGHESDALE



PropTrack has selected a number of properties recently listed for sale to assist you to assess 1/5 Paget St, Hughesdale. These are chosen based on property features, recency of listing and distance to your selected property.



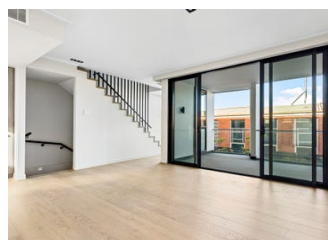
Advertised price: \$1,000,000



A Unit 22, 568 Neerim Rd, Hughesdale

Agency name: Buxton

Sale type: Private Treaty
Listed on: 29 Nov 20



Advertised price: \$1,000,000



B Unit 18, 568 Neerim Rd, Hughesdale

Agency name: Ray White

Sale type: Private Treaty
Listed on: 23 Jan 22



UNITS FOR SALE IN HUGHESDALE

SALES



Advertised price: \$450,000

2 1 1

C Unit 22, 50 Poath Rd, Hughesdale

Agency name: Century 21 Theresa Huynh

Sale type: Auction
Listed on: 12 May 19



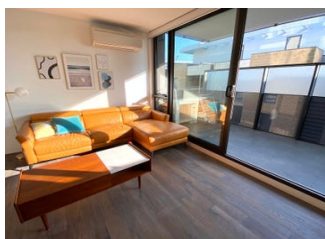
Advertised price: \$500,000

2 2 1

D Unit 209, 67B Poath Rd, Murrumbeena

Agency name: RT Edgar

Sale type: Private Treaty
Listed on: 30 Jan 22



Advertised price: \$500,000

2 - -

E Unit 101, 67B Poath Rd, Murrumbeena

Agency name: Harcourts

Sale type: Private Treaty
Listed on: 22 May 22



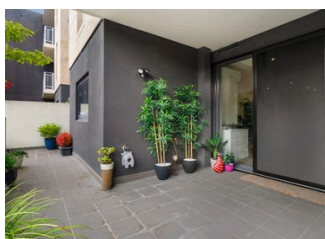
Advertised price: \$450,000

2 1 1

F Unit 201, 79 Poath Rd, Murrumbeena

Agency name: Ray White

Sale type: Private Treaty
Listed on: 03 Apr 22



Advertised price: \$500,000

2 2 1

G Unit 10, 2-4 William St, Murrumbeena

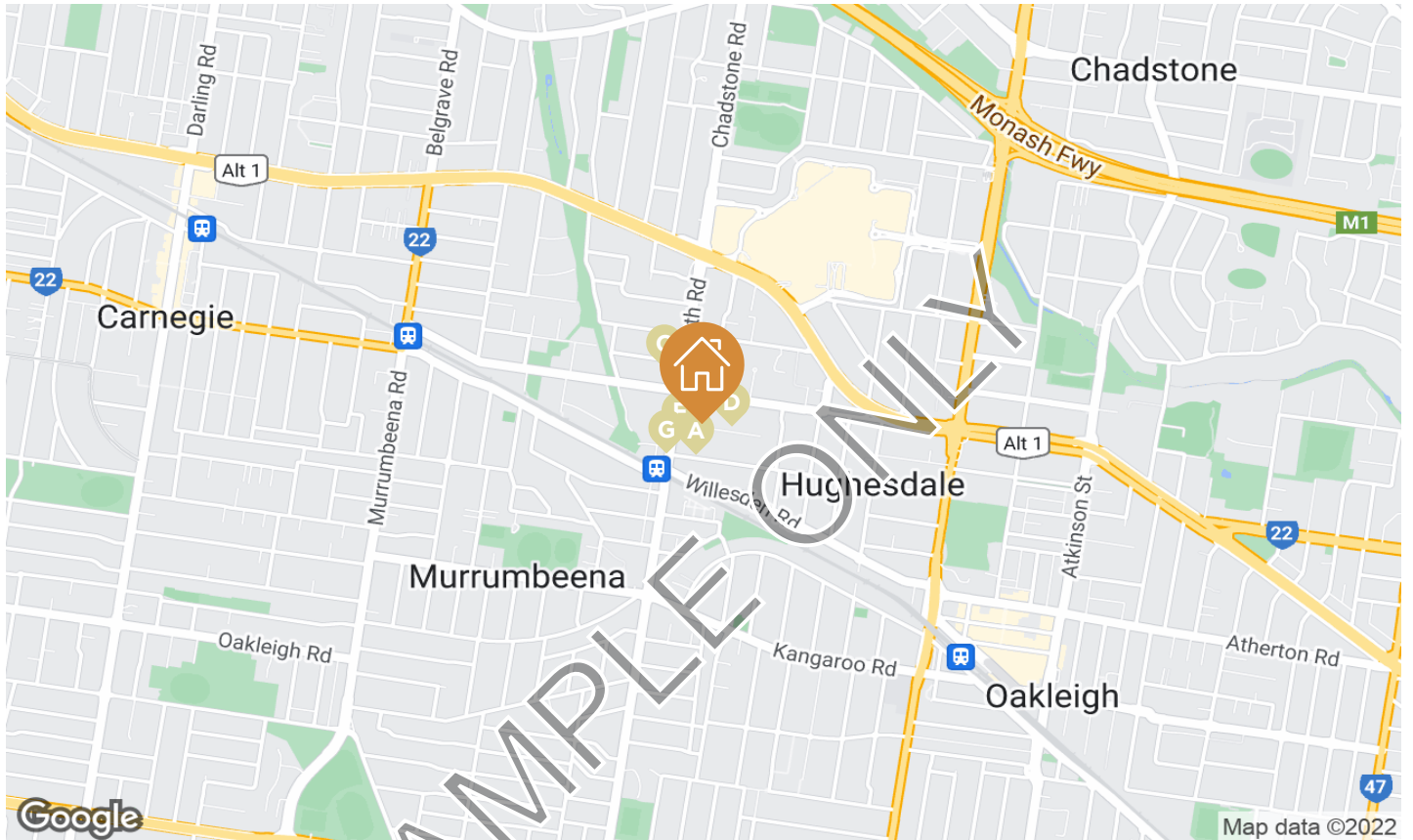
Agency name: Ray White

Sale type: Private Treaty
Listed on: 15 May 22

UNITS FOR RENT IN HUGHESDALE

RENT

PropTrack has selected a number of properties recently listed for rent to assist you to assess 1/5 Paget St, Hughesdale. These are chosen based on property features, recency of listing and distance to your selected property.



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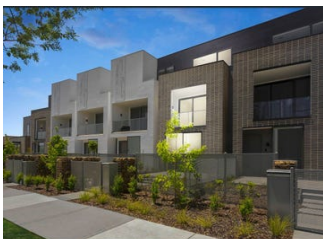
Advertised rent: \$570 (per week)

3 2 2

A Unit 1, 3 Euston Rd, Hughesdale

Features: Air conditioning, Built in wardrobes, Dishwasher, Heating
Agency name: Buxton

Listed on: 10 Apr 22



Advertised rent: \$690 (per week)

3 2 2

B Unit 7, 568 Neerim Rd, Hughesdale

Agency name: Buxton

Listed on: 17 Apr 22

UNITS FOR RENT IN HUGHESDALE

RENT



Advertised rent: \$1,200 (per week)

3 3 -

C Unit 2, 3 Packer St, Murrumbena

Agency name: For Sale By Owner

Listed on: 06 Dec 20



Advertised rent: \$420 (per week)

2 1 1

D Unit 1, 15 Paget St, Hughesdale

Agency name: Gary Peer & Associates Carnegie

Listed on: 14 Feb 21



Advertised rent: \$110 (per week)

2 1 1

E Unit 16, 50 Poath Rd, Hughesdale

Features: Balcony, Built in wardrobes, Dishwasher, Heating

Agency name: Woodards

Listed on: 12 Dec 21



Advertised rent: \$450 (per week)

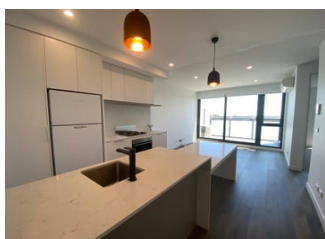
2 1 1

F Unit 9, 50 Poath Rd, Hughesdale

Features: Balcony, Built in wardrobes, Dishwasher

Agency name: Just Rentals

Listed on: 07 Feb 21



Advertised rent: \$440 (per week)

2 2 1

G Unit 402, 67B Poath Rd, Murrumbena

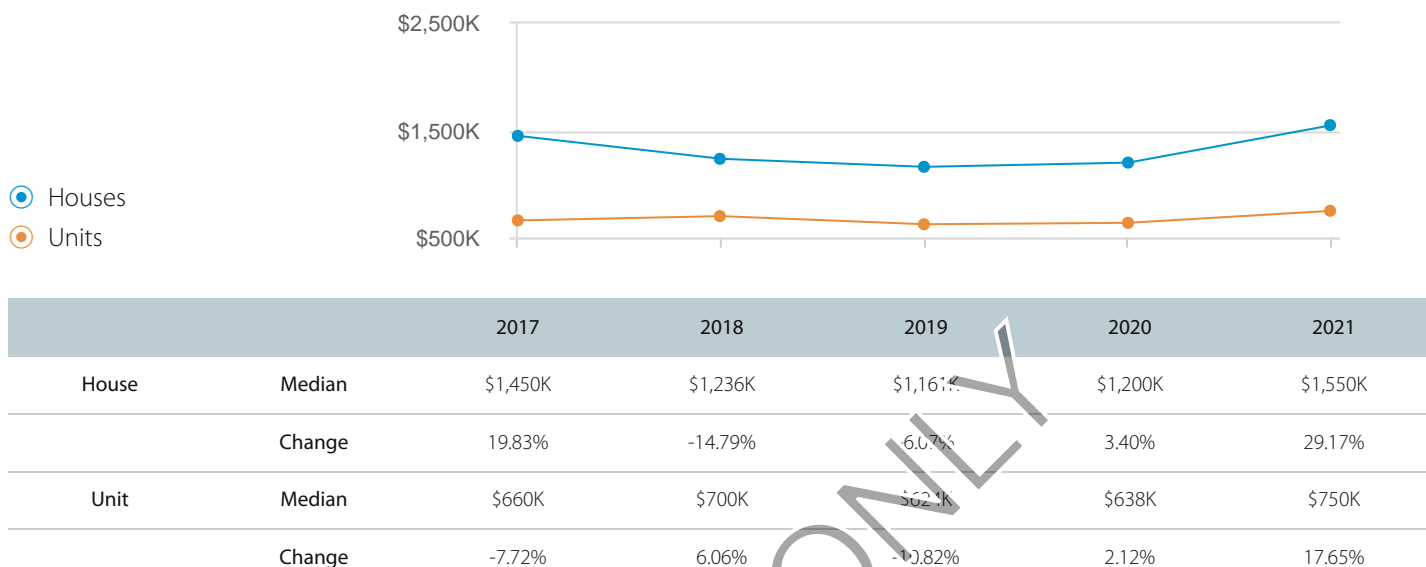
Agency name: Gary Peer & Associates Carnegie

Listed on: 15 May 22

PROPERTY PROFILE OF HUGHESDALE

What is the property price trend in Hughesdale over the past 5 years?

The following graph and snapshot show the median price trends for houses and units in Hughesdale. The data is indicative only and is based on historical sales data.



Based on calendar years

Suburb snap shot for 12 months ending May 2022

Number of existing dwellings:	3,816	Auction clearance rate ⁷ (units):	76.50% ↓
Number of dwellings sold:	115 ↑	Median days on market ⁸ :	NA
Portion of dwellings sold ⁵ (% of turnover):	3.01%	Median discounting ⁹ (units):	-0.07% ↑
Median unit price ⁶ :	\$783,750 ↑	Highest sold price (units):	\$1,620,000 ↑
Number of units sold at auction:	37	Lowest sold price (units):	\$381,500 ↓

Arrows signify change compared to previous 12 month period

5 YEAR TREND¹⁰

Median prices: 2016-2021

Houses

6.31%

State: 7.83%
National: 5.93%

Units

1.46%

State: 3.59%
National: 2.84%

MEDIAN PRICE⁶

12 months to Dec 2021 vs previous 12 months

Houses

16.43%

State: 17.33%
National: 15.45%

Units

10.93%

State: 3.45%
National: 4.72%

RENTAL YIELD¹¹

12 months to Dec 2021 vs previous 12 months

Houses

1% ↓

State: 2%
National: 3%

Units

2% ↓

State: 3%
National: 3%

AUCTION CLEARANCE RATE⁷

12 months to Dec 2021 vs previous 12 months

Houses

79.53% ↓

State: 84.08%
National: 84.35%

Units

76.50% ↓

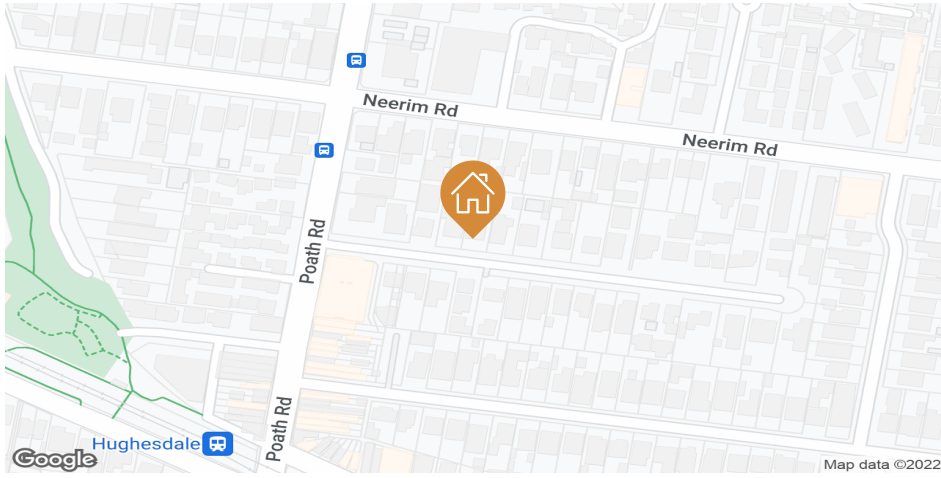
State: 83.25%
National: 84.18%

Data Source: PropTrack Pty Ltd
NA – Data not available; SNR – Statistically not reliable



Find out more online at: anz.com/buyready or call us on 1800 809 218

INTERESTING SUBURB INSIGHTS



ABOUT HUGHESDALE

Population: 7,054
Distance to CBD: 14.1km
Local council: Monash

Transport

- Murrumbeena
- Oakleigh Station

Shopping

- Chadstone
- Oakleigh Central

Emergency Services

- FRV Fire Station, 25
- Oakleigh Police Station.

Schools & Universities

- Oakleigh Primary School and Kindergarten
- Murrumbeena Primary School

Other Services

- Australia Post
- Community library

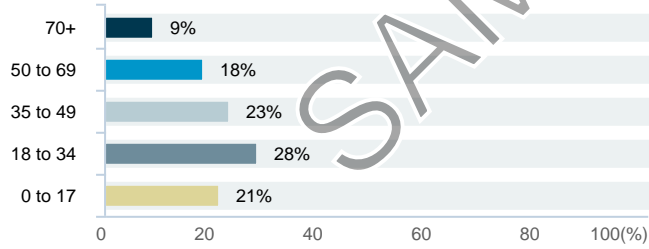
ANZ Branches

- Oakleigh

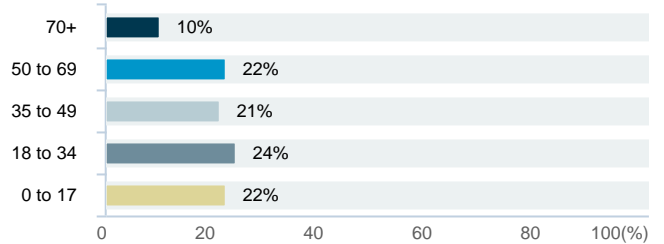
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AGE DISTRIBUTION

Hughesdale

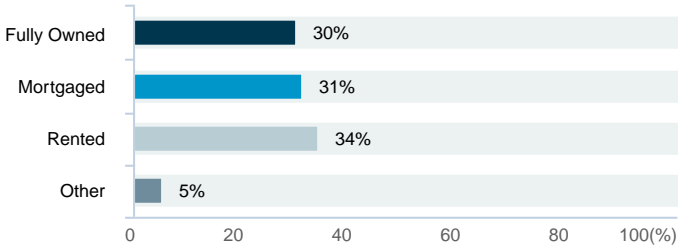


Victoria

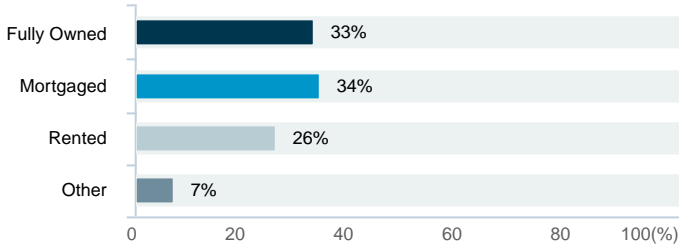


DO RESIDENTS MAINLY OWN OR RENT?

Hughesdale



Victoria



Source: The above information is indicative only, and is based on data from the Australian Bureau of Statistics under a Creative Commons Attribution Licence 4.0 International licence and research by PropTrack Pty Ltd.

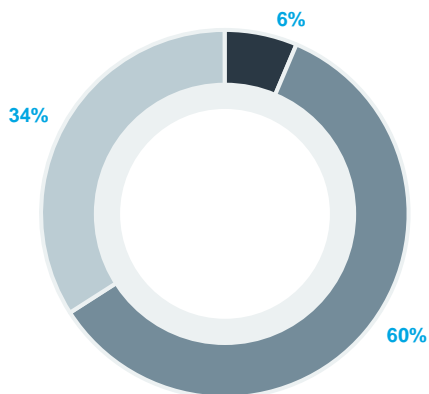


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SALES RESULTS IN HUGHESDALE

UNITS FOR SALE - BY BEDROOM COUNT

Percentage of units advertised for sale by bedroom count
Auction and Private treaty - 12 months to May 2022

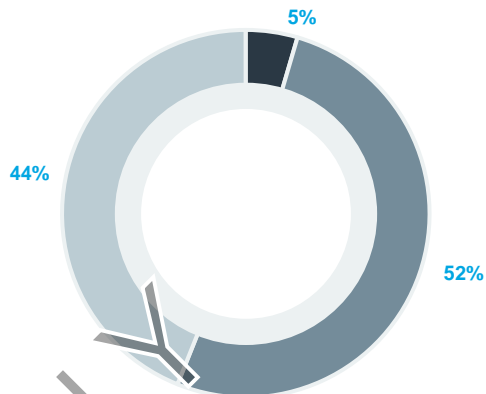


- 1 Bedroom Unit (6%)
- 2 Bedroom Unit (60%)
- 3+ Bedroom Unit (34%)

Records without bedroom count are not included above. Figures are rounded to the nearest percentage.
Source: PropTrack Pty Ltd.

UNITS SOLD - BY BEDROOM COUNT

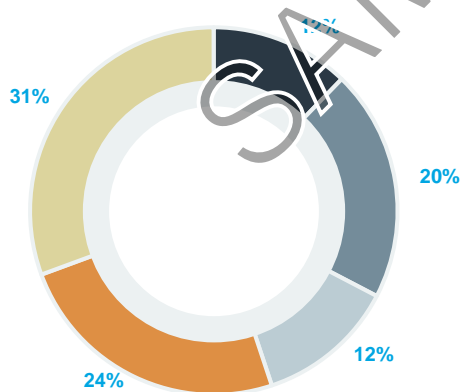
Percentage of units sold by bedroom count
Auction and Private treaty - 12 months to May 2022



- 1 Bedroom Unit (5%)
- 2 Bedroom Unit (52%)
- 3+ Bedroom Unit (44%)

HOUSES SOLD - BY PRICE RANGE

Percentage of houses sold by price range
Auction and Private treaty - 12 months to May 2022

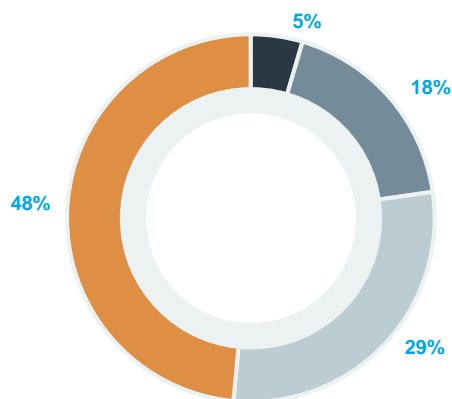


- <= \$1,200,000 (12%)
- \$1,200,000 to \$1,400,000 (20%)
- \$1,400,000 to \$1,600,000 (12%)
- \$1,600,000 to \$1,800,000 (24%)
- > \$1,800,000 (31%)

Records without price are not included above. Figures are rounded to the nearest percentage.
Source: PropTrack Pty Ltd.

UNITS SOLD - BY PRICE RANGE

Percentage of units sold by price range
Auction and Private treaty - 12 months to May 2022



- \$200,000 to \$400,000 (5%)
- \$400,000 to \$600,000 (18%)
- \$600,000 to \$800,000 (29%)
- > \$800,000 (48%)

SALES RESULTS AS REPORTED BY PROTRACK FOR HUGHESDALE

What is this data based on?

This data is provided by PropTrack Pty Ltd, sourced on or before the date on the report, for the period specified. A maximum of ten entries per table are displayed and are arranged in alphabetical order by agency name if results are the same. Figures are rounded to nearest whole number. Information on this page is general only and is not a substitute for professional advice in relation to real estate agents.

MEDIAN DAYS ON MARKET FOR PRIVATE TREATY SALES¹²

Agencies by ascending median days on market
12 months to May 2022

Agency name	Number listed (private treaty only)	Median days on the market
T G Newton & Co	3	39
Buxton	5	43
Gary Peer & Associates Carnegie	3	53

Agencies must have at least three recorded listed sales in the time period.
Source: PropTrack Pty Ltd.

NUMBER OF AUCTION LISTINGS

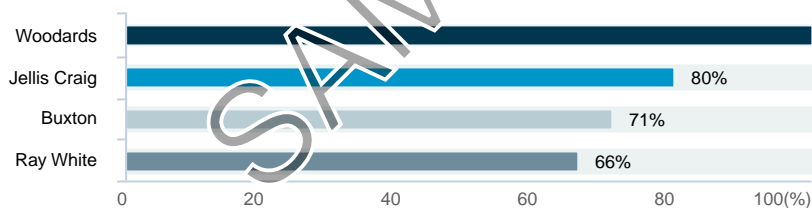
Agencies by descending number of listings
12 months to May 2022

Agency name	Number of auction listings	Number of auction sales
Ray White	45	30
Buxton	21	15
Woodards	9	9
Jellis Craig	5	4

Agencies must have at least three recorded auctions in the time period.
Source: PropTrack Pty Ltd.

AUCTION CLEARANCE RATE⁷

Agencies by descending order of auction clearance rates
12 months to May 2022



Agencies must have at least three recorded listed sales in the time period.
Source: PropTrack Pty Ltd.

Suburb clearance rate

78%

IMPORTANT INFORMATION

*The ANZ Property Profile Report is not a valuation and the property has not been inspected for the purposes of this report.

PropTrack's price ranges and price midpoints in ANZ Property Profile Reports are indicative only and are not valuations. They are based on a range of data sources which are subject to their availability at the time of publication, including public sales history (which may not include all property sales results).

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GLOSSARY

¹ Price range estimate

A price range estimate is an estimate only. It is based on certain available information and is not a valuation of the property or guarantee of its market value or future sale price. Price ranges may change daily and the actual sale price (if the property is sold) may be different.

² Valuation

A valuation is conducted independently and is one of the matters which ANZ will consider in assessing an application for a home loan.

Generally speaking, a valuer may take into consideration fair market value, risks associated with the property and comparative sales. A valuation is different to a PropTrack Pty Ltd price range estimate or the price a buyer has decided to pay for a property.

³ Days on market for the property

The number of days it has taken from the initial date of advertisement to the date of report generation.

⁴ Median days on market for similar properties

The median number of days it has taken to sell properties (houses & units). Measured from the initial date of advertisement to the exchange date of sale.

⁵ Portion of dwellings sold

Total no. of dwellings sold divided by the total no. of dwellings (for the suburb).

⁶ Median price

Median is the middle price when all prices are sorted from lowest to highest. A median price is based on a minimum of 10 sales.

⁷ Auction clearance rate

The percentage of properties put to auction that sold 'under the hammer' or prior to auction.

⁸ Median days on market

The median number of days it has taken to sell properties (houses & units). Measured from the initial date of advertisement to the exchange date of sale.

⁹ Median Discounting

A percentage of the amount that a property has been discounted or negotiated down from its initial advertised asking price to the contract price.

¹⁰ 5 year trend

Trimmed average of the annual percentage change of median prices for the past 5 years.


¹¹ Rental yield

A percentage of the annualised rental median divided by the annualised median sold for the suburb.

¹² Median days on market, private treaty only

The median number of days it has taken to sell properties (houses & units) via private treaty only. Measured from the initial date of advertisement to the exchange date of sale.

CONTACT

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