



## Comparative Market Analysis


### Contact Details


#### MCP FINANCE BROKERS & LAWYERS


Email: [enquiry@mcpgroup.com.au](mailto:enquiry@mcpgroup.com.au)

### Property Details

#### XX SAMPLE ST, MARIBYRNONG VIC 3032

Lot: 77  3

DP/SP: LP00XXXX  1

Area (m2): 690  1

Dwelling: House

Street Rating: 5 out of 10

The Residex Price Estimate is \$581,100 ~ \$642,300

# Comparative Price Estimate Analysis

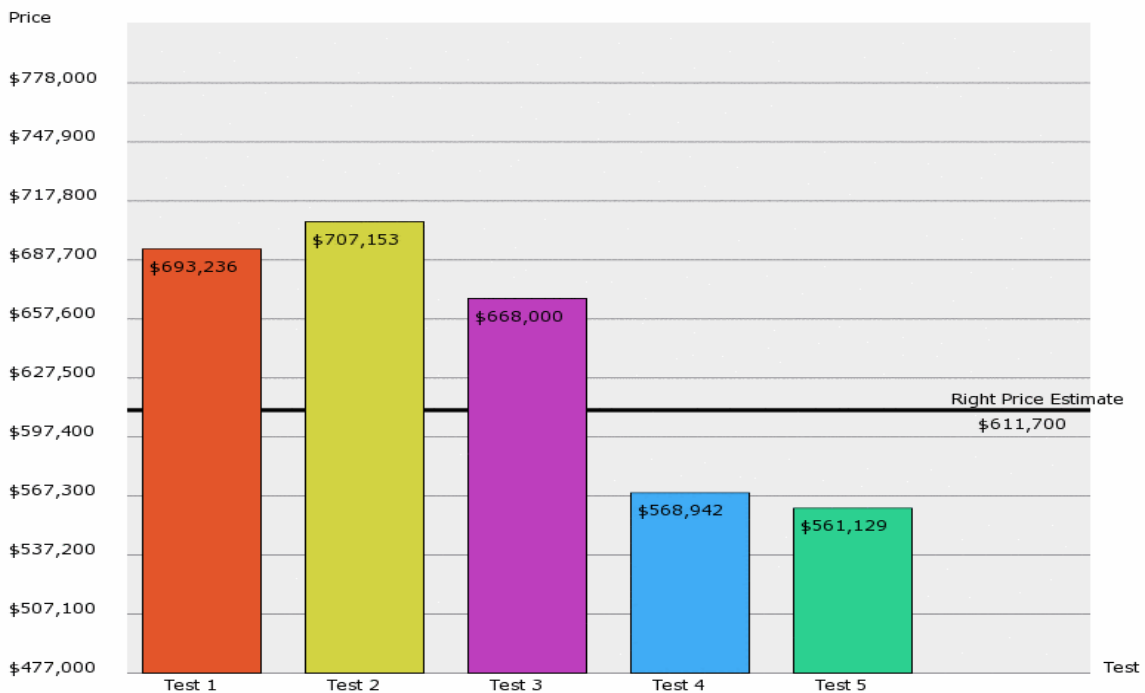
Residex has determined a Price Estimate for this property of \$581,100 ~ \$642,300. This estimate is derived from the results of various tests. The 5 main tests used look at 1) comparable sales, 2) how this property compares to others in the street, 3) the median value for the suburb, 4) the land area and 5) the upgraded sale price.

The information below shows the results of each of these tests:

	Description	Test Value
<b>Test 1</b> <b>Comparable Sales</b>	Value based on sales in the local area of properties which have comparable attributes.	\$693,200
<b>Test 2</b> <b>Street Rating</b>	The price based on comparative street rating.	\$707,200
<b>Test 3</b> <b>Median Value</b>	The price based on the median value of properties in the immediate area.	\$668,000
<b>Test 4</b> <b>Area m2</b>	The price based on dwelling values per sq metre of land (note this does not apply for units and only applies when we have the land area for the property).	\$568,900
<b>Test 5</b> <b>Upgraded Sale Price</b>	The price based on capital growth in the suburb and the property's last sale price.	\$561,100

## Test Summary

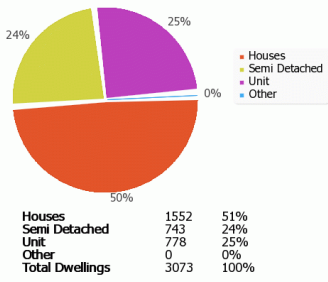
The graph below shows the results of each of the above tests in a visual format. The horizontal line illustrates the Residex (Right) Price Estimate and its alignment to the different test values.





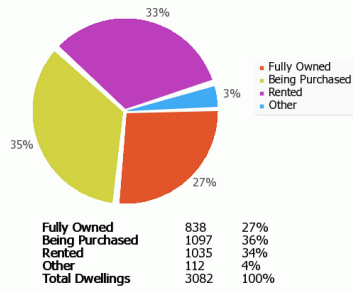
# Demographics for MARIBYRNONG

Dwelling Type - MARIBYRNONG 3032



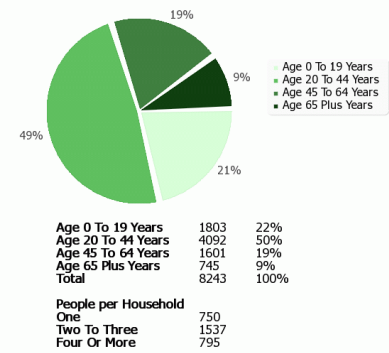
Created by Residex using data provided by the ABS.

Home Ownership - MARIBYRNONG 3032



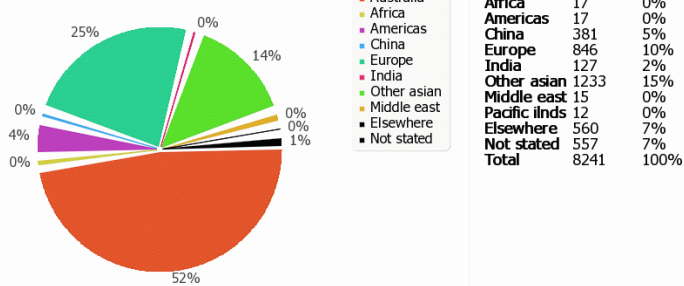
Created by Residex using data provided by the ABS.

Age Range - MARIBYRNONG 3032



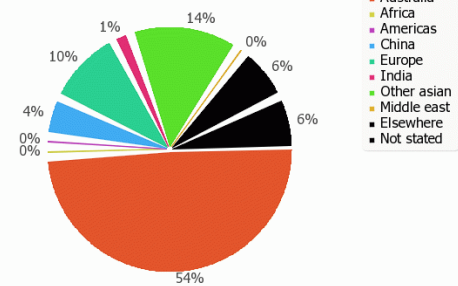
Created by Residex using data provided by the ABS.

Birthplace (1981) - MARIBYRNONG 3032

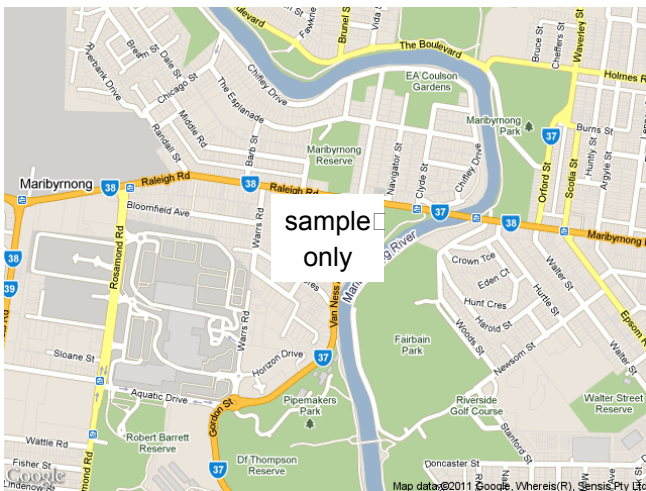


Created by Residex using data provided by the ABS.

Birthplace (2006) - MARIBYRNONG 3032



# Location of MARIBYRNONG



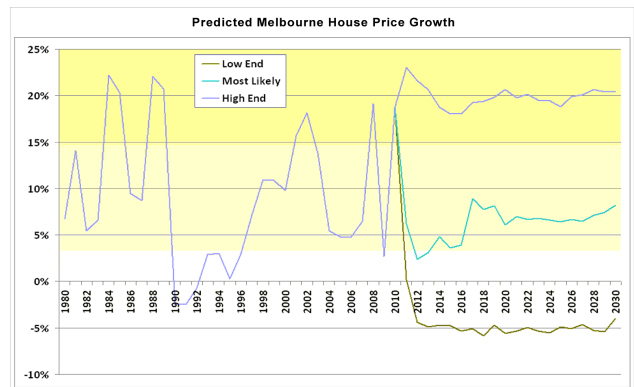


# Predicted Future of Key Economic Factors

## Capital Growth

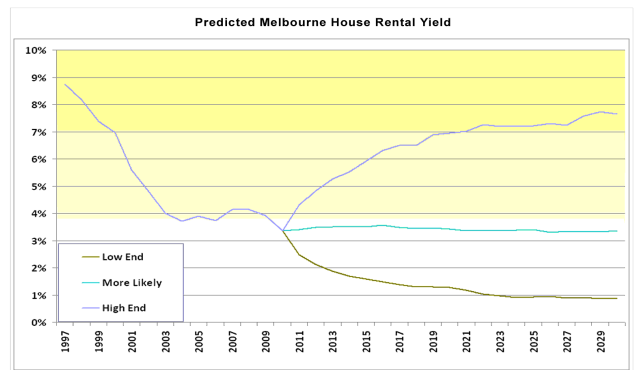
Area	Next 5 yrs	Next 8 yrs
MELBOURNE	3%+ p.a.	5%+ p.a.
MARIBYRNONG	8%+ p.a.	8%+ p.a.

The graph opposite shows the predicted capital growth for MELBOURNE .



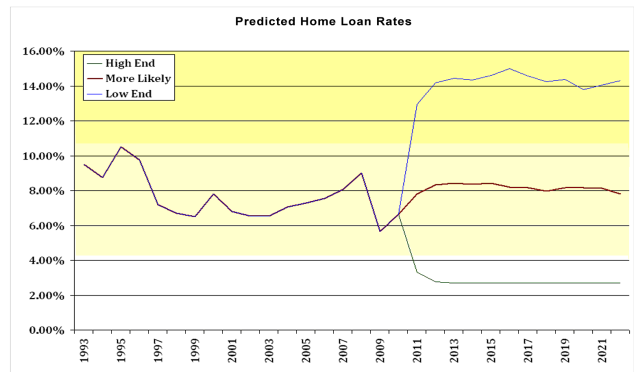
## Rental Returns

The graph opposite shows the predicted rental yield for MELBOURNE .



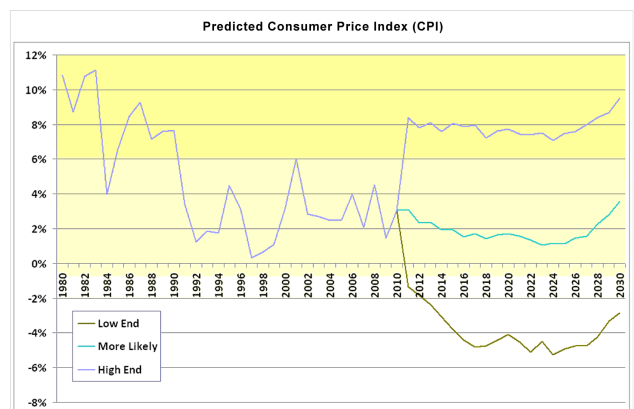
## Home Loan Rate

Area	Next 5 yrs	Next 8 yrs
AUSTRALIA	8%+ p.a.	8%+ p.a.

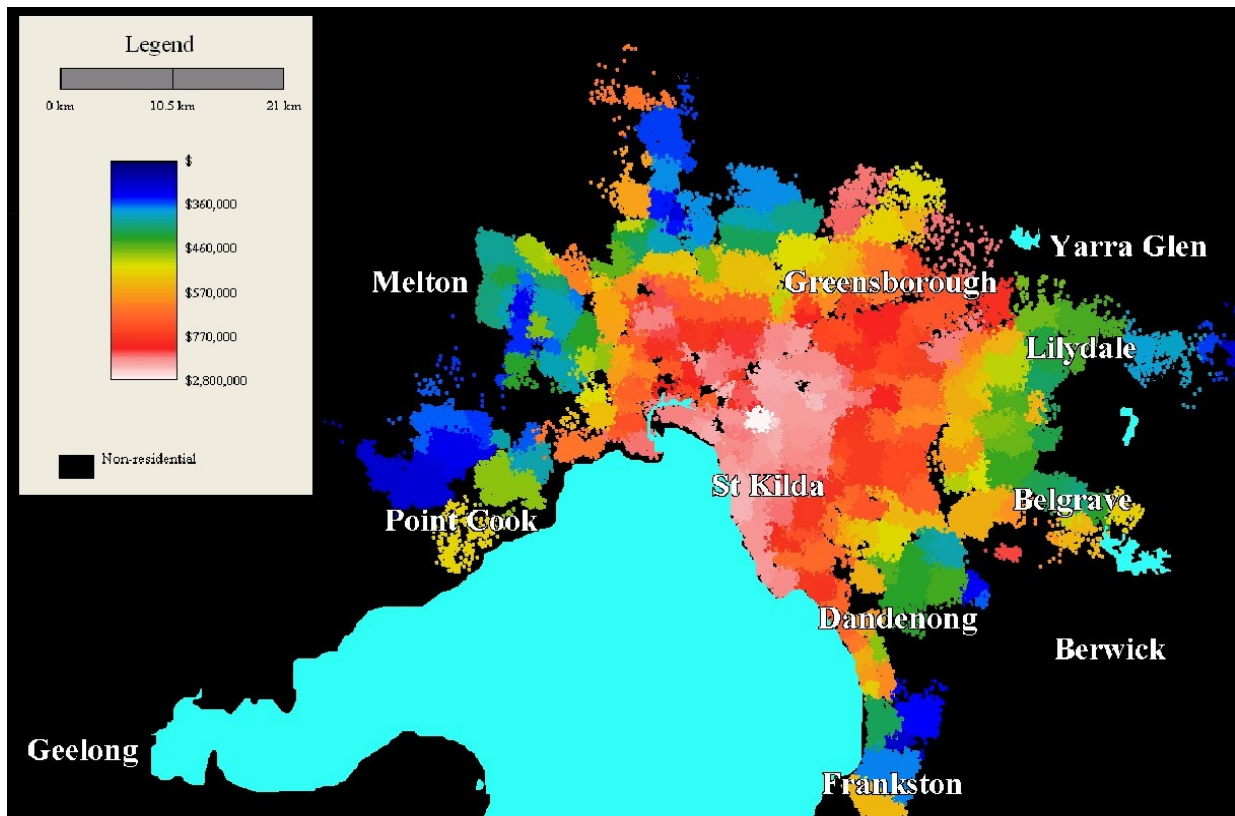


## Inflation Rate (CPI)

Area	Next 5 yrs	Next 8 yrs
AUSTRALIA	2%+ p.a.	2%+ p.a.



## Median Values Across the Metropolitan Region



## Other Reports to Help with Your Decision Making



### LOOKING FOR THE BEST GROWTH AREAS?

Residex uses the most up-to-date and accurate statistical growth prediction methods available to produce Top 100 reports which reduces Australia's 10,000 plus suburbs to those we predict will be amongst the highest capital growth performers over the next 8 years.



### NOT SURE WHERE TO INVEST?

The Residex Reports detail key data such as typical (median) values, number of sales, capital growth and rental returns for every suburb in the state of your choice. Complete with Residex's expert advice on how to get the most out of this data, this report is the most thorough and up-to-date analysis available of the property market in your state.



### WHERE TO BUY? WHEN TO SELL? HOW MUCH TO PAY?

Look in Residex's Best Rent Report and you'll find the top 100 Australian suburbs and towns for rental yield and predicted capital growth. Residex's researchers and statisticians have analysed 10,000 plus suburbs around Australia to locate the 100 best areas for astute investors.

To find out more about these reports, contact Adam Maciejewski on 03 9620 2001 or email [a.mac@mcpgroup.com.au](mailto:a.mac@mcpgroup.com.au).

## Company Details

**Company Name** MCP Group PTY LTD  
**ABN**  
**Address** Level 7, 520 Collins Street  
Melbourne VIC 3000  
**Contact Name**  
**Phone** 03 9620 2001  
**Fax** 03 9620 2002  
**Mobile**  
**Email**  
**Web** [www.mcpgroup.com.au](http://www.mcpgroup.com.au)



This valuation report is for indicative purposes only and to demonstrate recent sales of comparative properties. MCP cannot guarantee the accuracy of the data, as the data is provided by a 3rd party. MCP strongly recommends that no decisions should be made based on this data alone and you must conduct your own research of sales in the area and investigate the quality of the properties provided as comparable sales in this report.

Disclaimer: By reviewing this report you acknowledge that there are risks on relying on the data in this report and agree not to hold MCP, its agents, or its employees liable in any capacity should you make a decision based on all or part of the data provided in this report. You acknowledge that MCP has warned you that the data may not be accurate and that you have been advised you should conduct your own research as the data is not provided by MCP or any of its related entities.

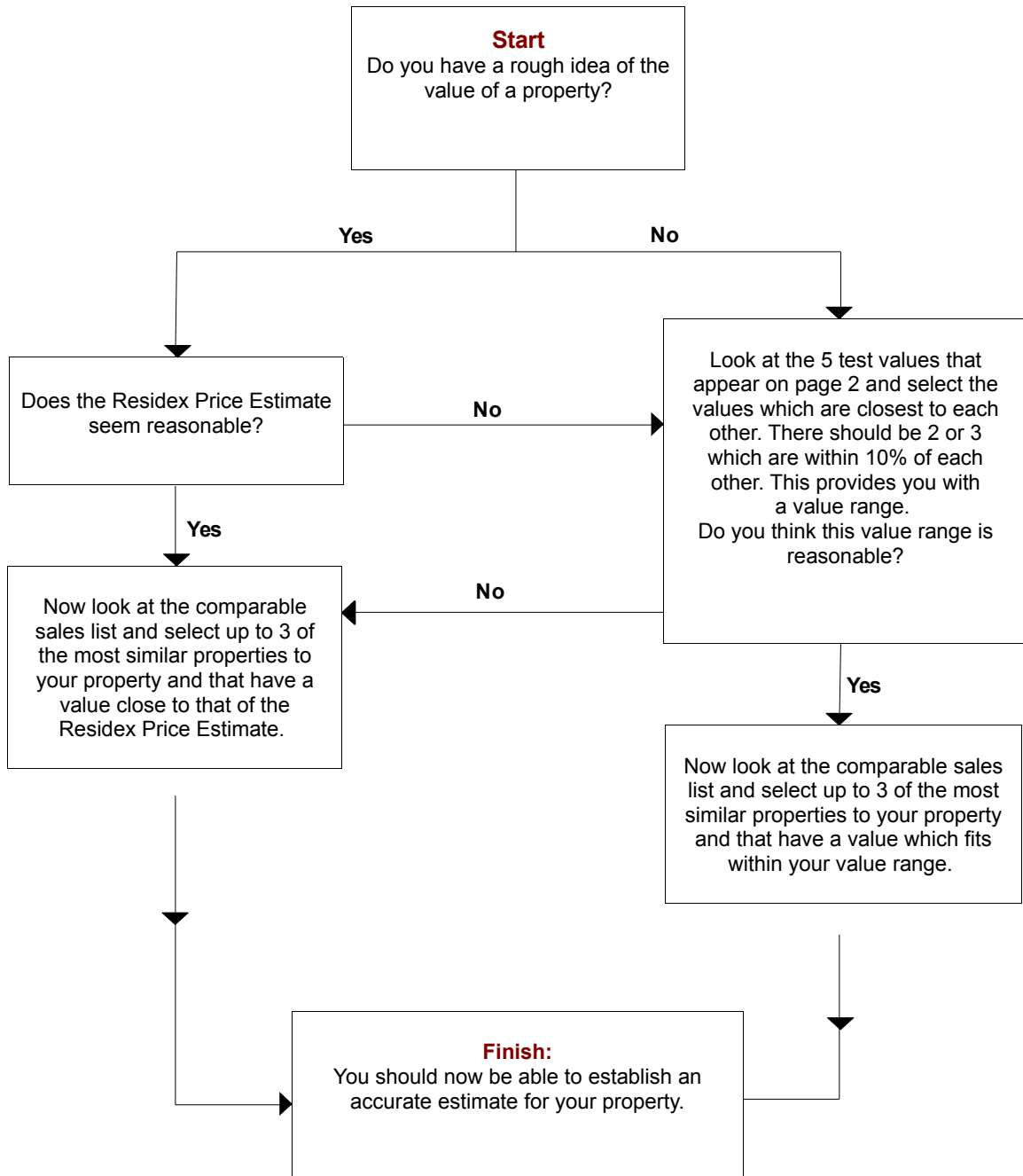
Please also read the Residex disclaimer on the last page.



## What if I don't agree with the Residex Price Estimate

Residex has a high level of accuracy with its Residex Price Estimate. In fact, **the Residex Price Estimate will in more than 90% of instances be within 10% of the final selling price** if correct data has been provided.

If you think the Residex Price Estimate is too high or too low, we recommend you use the guide below to walk you through the valuation process and establish your own highly accurate price estimate.



If you are still having difficulties in obtaining a price estimate or you have any queries regarding the estimate you have established using this help, please contact one of Residex's helpful advisors by emailing [info@residex.com.au](mailto:info@residex.com.au).

