

16 HENKES LANE, YARCK, VIC 3719



Owner Details

Owner Name(s):	THE PROPRIETORS	Owner Type:	Owner Occupied
Owner Address:	N/A		
Phone(s):			

Property Details

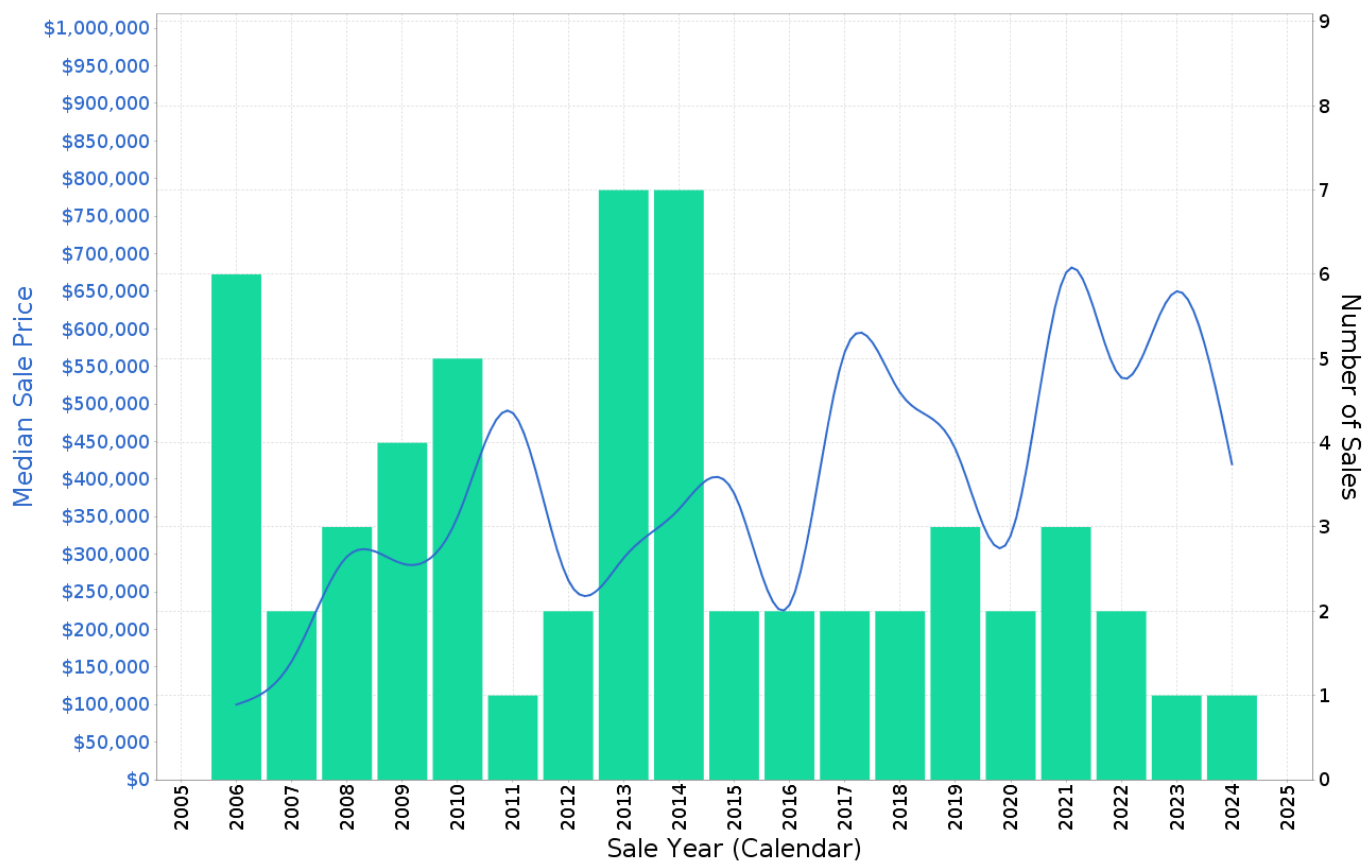
Property Type:	House - N/A	 3  2  4		
RPD:	1//LP143564	Area:	6.07 ha	
		Area \$/m2:	\$0	
Land Use:	0	Water/Sewerage:		
Zoning		Property ID:	5447521 / VIC4010356	
Council:	MURRINDINDI SHIRE	UBD Ref:	UBD Ref:	
Features:				

Sales History

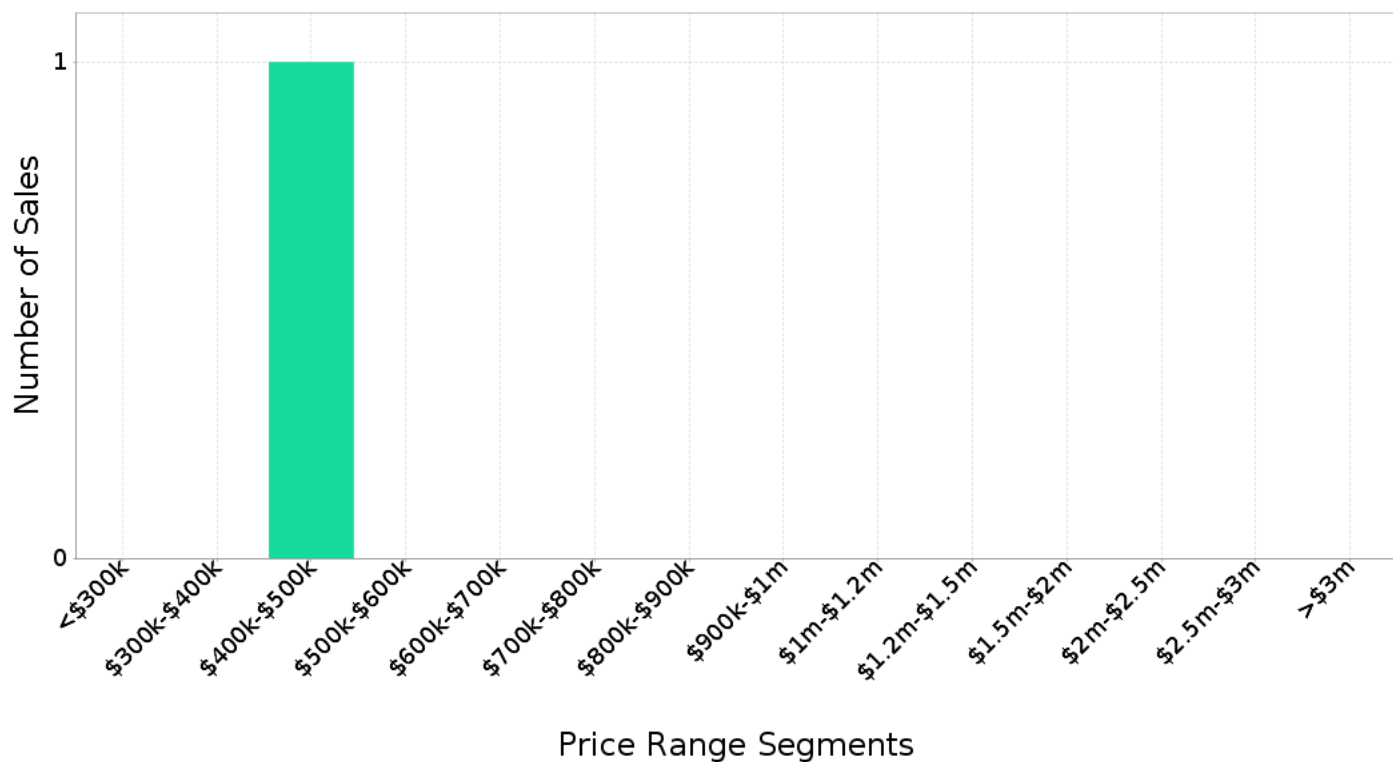
Sale Amount:	Sale Date:	Vendor:	Area:	Sale Type:	Related:
\$ 20,000	18/04/1984	THE PROPRIETORS	8.57 ha	Normal Sale	No

Sales & Growth Chart (House)

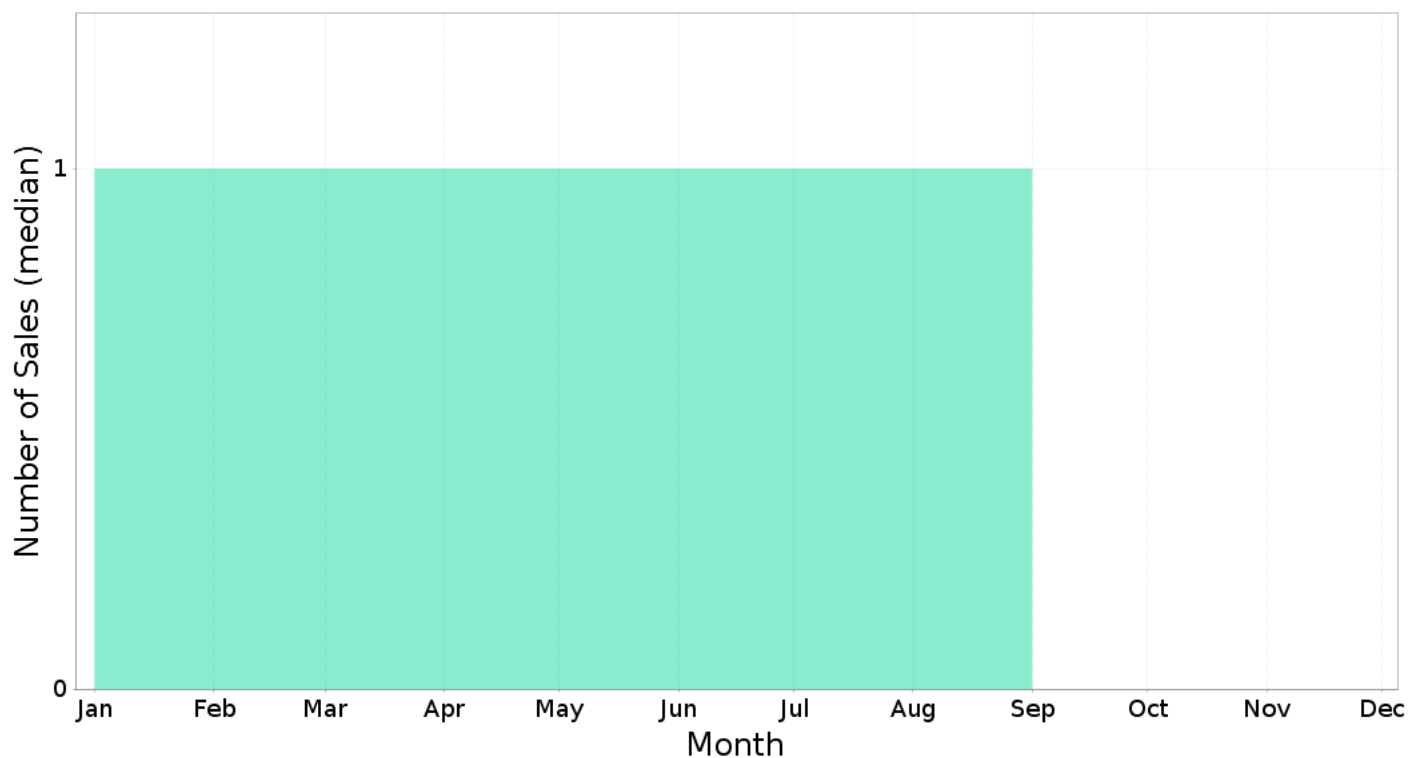
Year	No. of Sales	Average	Median	Growth	Low	High
2006	6	\$ 98,667	\$ 100,000		\$ 19,000	\$ 175,000
2007	2	\$ 157,500	\$ 157,500	57.5 %	\$ 40,000	\$ 275,000
2008	3	\$ 232,833	\$ 297,000	88.6 %	\$ 81,500	\$ 320,000
2009	4	\$ 261,250	\$ 287,500	-3.2 %	\$ 120,000	\$ 350,000
2010	5	\$ 327,520	\$ 350,000	21.7 %	\$ 95,000	\$ 496,300
2011	1	\$ 488,000	\$ 488,000	39.4 %	\$ 488,000	\$ 488,000
2012	2	\$ 265,500	\$ 265,500	-45.6 %	\$ 110,000	\$ 421,000
2013	7	\$ 291,714	\$ 295,000	11.1 %	\$ 160,000	\$ 415,000
2014	7	\$ 435,643	\$ 360,000	22.0 %	\$ 120,000	\$ 1,200,000
2015	2	\$ 381,000	\$ 381,000	5.8 %	\$ 300,000	\$ 462,000
2016	2	\$ 232,500	\$ 232,500	-39.0 %	\$ 210,000	\$ 255,000
2017	2	\$ 569,500	\$ 569,500	144.9 %	\$ 389,000	\$ 750,000
2018	2	\$ 515,000	\$ 515,000	-9.6 %	\$ 475,000	\$ 555,000
2019	3	\$ 443,333	\$ 440,000	-14.6 %	\$ 420,000	\$ 470,000
2020	2	\$ 325,000	\$ 325,000	-26.1 %	\$ 320,000	\$ 330,000
2021	3	\$ 669,500	\$ 675,000	107.7 %	\$ 496,000	\$ 837,500
2022	2	\$ 535,000	\$ 535,000	-20.7 %	\$ 450,000	\$ 620,000
2023	1	\$ 650,000	\$ 650,000	21.5 %	\$ 650,000	\$ 650,000
2024	1	\$ 420,000	\$ 420,000	-35.4 %	\$ 420,000	\$ 420,000



Price Segmentation



Peak Selling Periods



Nearby Comparable For Sale Properties

There are 3 properties selected within the radius of 10000.0m from the focus property. The lowest for sale price is \$530,000 and the highest for sale price is \$980,000 with a median sale price of \$860,000. Days listed ranges from 200 to 715 days with the average currently at 467 days for these selected properties.

1565 WHANREGARWEN RD, MOLESWORTH 3718

 -  -  -



Property Type: Other
Area: 1.56 ha
RPD:

Features:

Current List Price: **\$530,000 - \$580,000**
First List Price: Contact Agent
Date Listed: 26/09/2022 Days Listed: **715 Days**
Listed Price Change: **-29.3%**

297 OLD YARCK RD, YARCK 3719

Distance from Property: 4.1km  **2**  **2**  **5**



Property Type: Other
Area: 50.28 ha
RPD: 29A/A/PP3958

Features: DECK

Current List Price: **\$860,000 - \$880,000**
First List Price: \$995,000
Date Listed: 11/05/2023 Days Listed: **488 Days**
Listed Price Change: **-13.6%**

145 MIDDLE CREEK RD, YARCK 3719

Distance from Property: 7.8km  **3**  -  -



Property Type: Other
Area: 87.25 ha
RPD: 1, 2//TP245652; 1//TP245653

Features:

Current List Price: **\$980,000**
First List Price: \$1,050,000
Date Listed: 23/02/2024 Days Listed: **200 Days**
Listed Price Change: **-6.7%**

Nearby Comparable Sold Properties

There are 11 sold properties selected within the radius of 15000.0m from the focus property. The lowest sale price is \$500,000 and the highest sale price is \$1,500,000 with a median sale price of \$860,000. Days listed ranges from 21 to 144 days with the average currently at 90 days for these selected properties.

22 BREAKAWAY RD, ACHERON, VIC 3714

Distance from Property: 18km  4  1  2



Property Type: House
Area: 3.52 ha
Area \$/m2: \$14
RPD: //CP105256

Features:

Sale Price: **\$500,000 (Normal Sale)**
Sale Date: 22/11/2023 Days to Sell: **59 Days**
Last Price: Private Sale - Contact Chg %:
First Price: Sale by Deadline - Chg %: **-64.3%**

6 MANSER RISE, ALEXANDRA, VIC 3714

Distance from Property: 13km  3  2  2



Property Type: House
Area: 5,820 m²
Area \$/m2: \$112
RPD: 14//PS643038

Features:

Sale Price: **\$650,000 (Normal Sale)**
Sale Date: 28/02/2024 Days to Sell: **85 Days**
Last Price: \$645,000 - \$695,000 Chg %:
First Price: \$720,000 (Under Offer) Chg %: **-9.7%**

20 WEEKS CRT, ALEXANDRA, VIC 3714

Distance from Property: 13km  5  2  6



Property Type: House
Area: 8,315 m²
Area \$/m2: \$81
RPD: 33//LP142121

Features: STUDY, BUILT IN ROBES, CLOSE TO SCHOOLS, IMPROVEMENTS: CLOSE TO SHOPS, GARDEN, DISHWASHER, SECURE PARKING

Sale Price: **\$675,000 (Normal Sale)**
Sale Date: 30/12/2023 Days to Sell: **21 Days**
Last Price: \$725,000 Chg %: **-6.9%**
First Price: \$725,000 (Under Offer) Chg %: **-6.9%**

3690 GOULBURN VALLEY HWY, CATHKIN, VIC 3714

Distance from Property: 3.4km  3  1  -



Property Type: House
Area: 4.45 ha
Area \$/m2: \$16
RPD: 1//TP173450

Features:

Sale Price: **\$730,000 (Normal Sale)**
Sale Date: 15/09/2023 Days to Sell: **141 Days**
Last Price: \$790,000 - \$825,000 Chg %: **-7.6%**
First Price: Expressions of Interest Chg %:

55 EWING WYND, YEA, VIC 3717

Distance from Property: 19km  -  -  -



Property Type: House
Area: 14.59 ha
Area \$/m2: \$5
RPD: 2//PS808432

Features:

Sale Price: **\$750,000 (Normal Sale)**
Sale Date: 24/02/2024 Days to Sell: **144 Days**
Last Price: \$795,000 (Under Offer) Chg %: **-5.7%**
First Price: \$795,000 Chg %: **-5.7%**

52 HALLS FLAT RD, ALEXANDRA, VIC 3714

Distance from Property: 14km  3  2  2



Property Type: House
Area: 8,037 m²
Area \$/m²: \$107
RPD: 19//LP132546

Features:

Sale Price: **\$860,000 (Normal Sale)**
Sale Date: 09/04/2024 Days to Sell:
Last Price: Chg %:
First Price: Chg %:

276 SPRING CREEK RD, FAWCETT, VIC 3714

Distance from Property: 8.9km  3  2  1



Property Type: House
Area: 6.93 ha
Area \$/m²: \$13
RPD: 6//PS317757

Features:

Sale Price: **\$880,000 (Normal Sale)**
Sale Date: 23/04/2024 Days to Sell:
Last Price: Chg %:
First Price: Chg %:

6 JONES CL, ALEXANDRA, VIC 3714

Distance from Property: 13km  4  2  2



Property Type: House
Area: 1.01 ha
Area \$/m²: \$97
RPD: 58//LP142121

Features: DECK, FULLY FENCED, IMPROVEMENTS: GARDEN, DISHWASHER, SECURE PARKING

Sale Price: **\$975,000 (Normal Sale)**
Sale Date: 21/02/2024 Days to Sell:
Last Price: Chg %:
First Price: Chg %:

40 PENDLEBURY ST, ALEXANDRA, VIC 3714

Distance from Property: 14km  4  2  2



Property Type: House
Area: 7,626 m²
Area \$/m²: \$131
RPD: 16//LP203815

Features: AIR CONDITIONED

Sale Price: **\$1,000,000 (Normal Sale)**
Sale Date: 02/05/2024 Days to Sell:
Last Price: Chg %:
First Price: Chg %:

59 BREAKAWAY RD, ACHERON, VIC 3714

Distance from Property: 17km  4  2  2



Property Type: House
Area: 2.83 ha
Area \$/m²: \$41
RPD: 1, 2//TP171671

Features: SCENIC VIEWS

Sale Price: **\$1,155,000 (Normal Sale)**
Sale Date: 04/05/2024 Days to Sell:
Last Price: Chg %:
First Price: Chg %:

7 CHEVIOT RD, YEA, VIC 3717

Distance from Property: 16km  **3**  **2**  **8**



Property Type: House
Area: 1.14 ha
Area \$/m2: \$132
RPD: 1//PS515512

Features:

Sale Price: **\$1,500,000 (Normal Sale)**
Sale Date: 28/10/2023 Days to Sell:
Last Price: Chg %:
First Price: Chg %:

16 HENKES LANE, YARCK, VIC 3719



Contact your agent for further information:

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