



7 LONGWOOD DRIVE MORNINGTON VIC 3931



Kayn Luff
OBRIEN REAL ESTATE MORNINGTON

188 Main Street
MORNINGTON VIC 3931

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The Proprietor
Longwood Drive
Mornington VIC 3931

8th January 2025

Dear Reader,

Thank you for the opportunity to appraise your property at 7 LONGWOOD DRIVE MORNINGTON VIC 3931

Careful consideration has been taken to provide you with an appraisal for your property in today's market conditions.

To establish a market value, I have carefully considered the premises, size, location, along with current market conditions and similar properties recently sold or currently on the market.

Should you have any questions relating to the information contained within this appraisal, please do not hesitate to contact me on the details below.

If I can be of any further assistance, please do not hesitate to contact me on the details below. I look forward to working with you to achieve your real estate goals.

Yours Sincerely,

Kayn Luff
OBRIEN REAL ESTATE MORNINGTON
2 188 Main Street

MORNINGTON VIC 3931
m: 0416265337

Your Property

7 LONGWOOD DRIVE MORNINGTON VIC 3931

-  2  4  741m²  161m² 



Your Property History

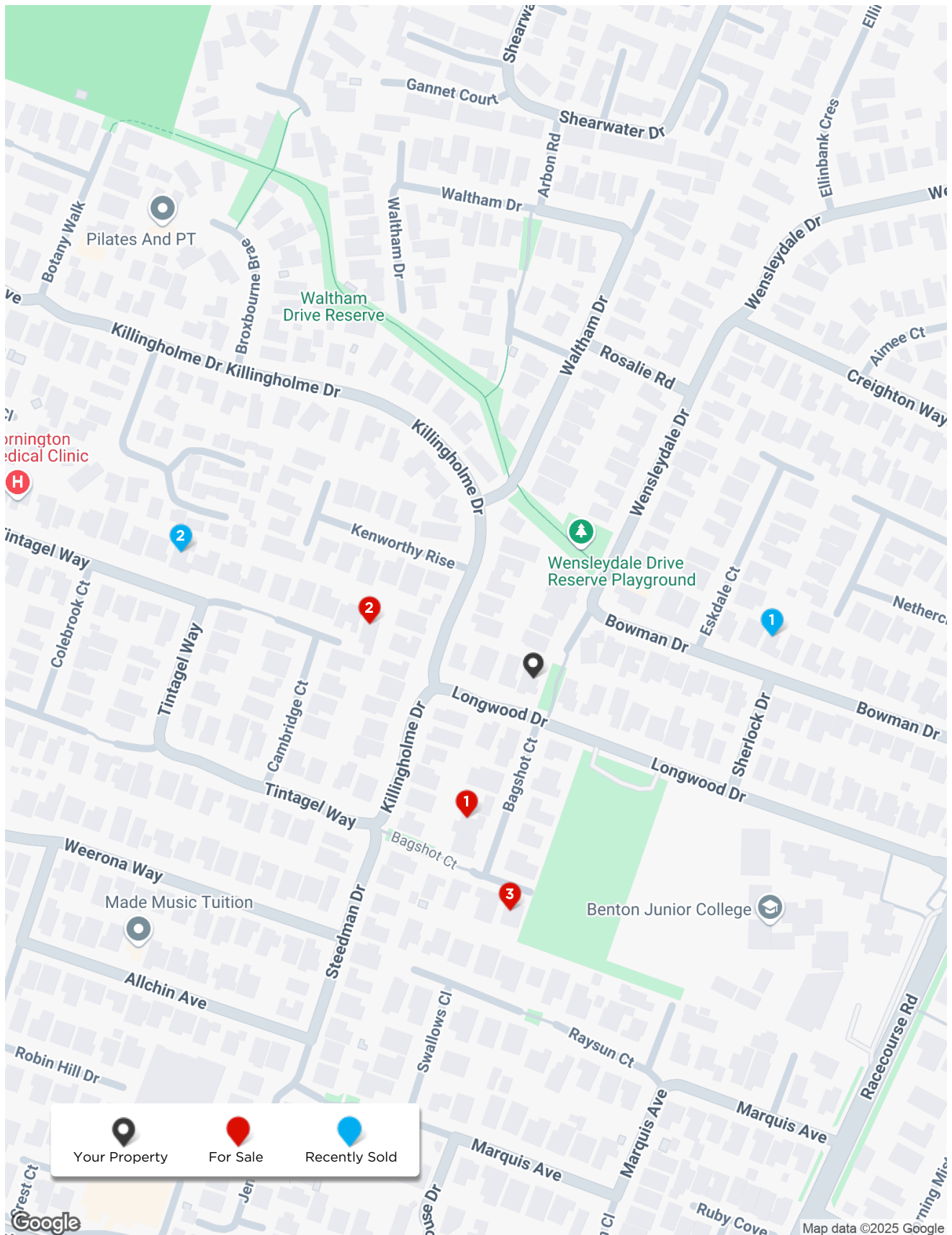
- 30 Jul, 2004 - DA of House/Single Dwell for \$133,658
- 23 Dec, 2003 - Sold for \$165,000
- 22 Aug, 2001 - Sold for \$76,000
- 10 Jun, 2001 - Sold for \$71,500



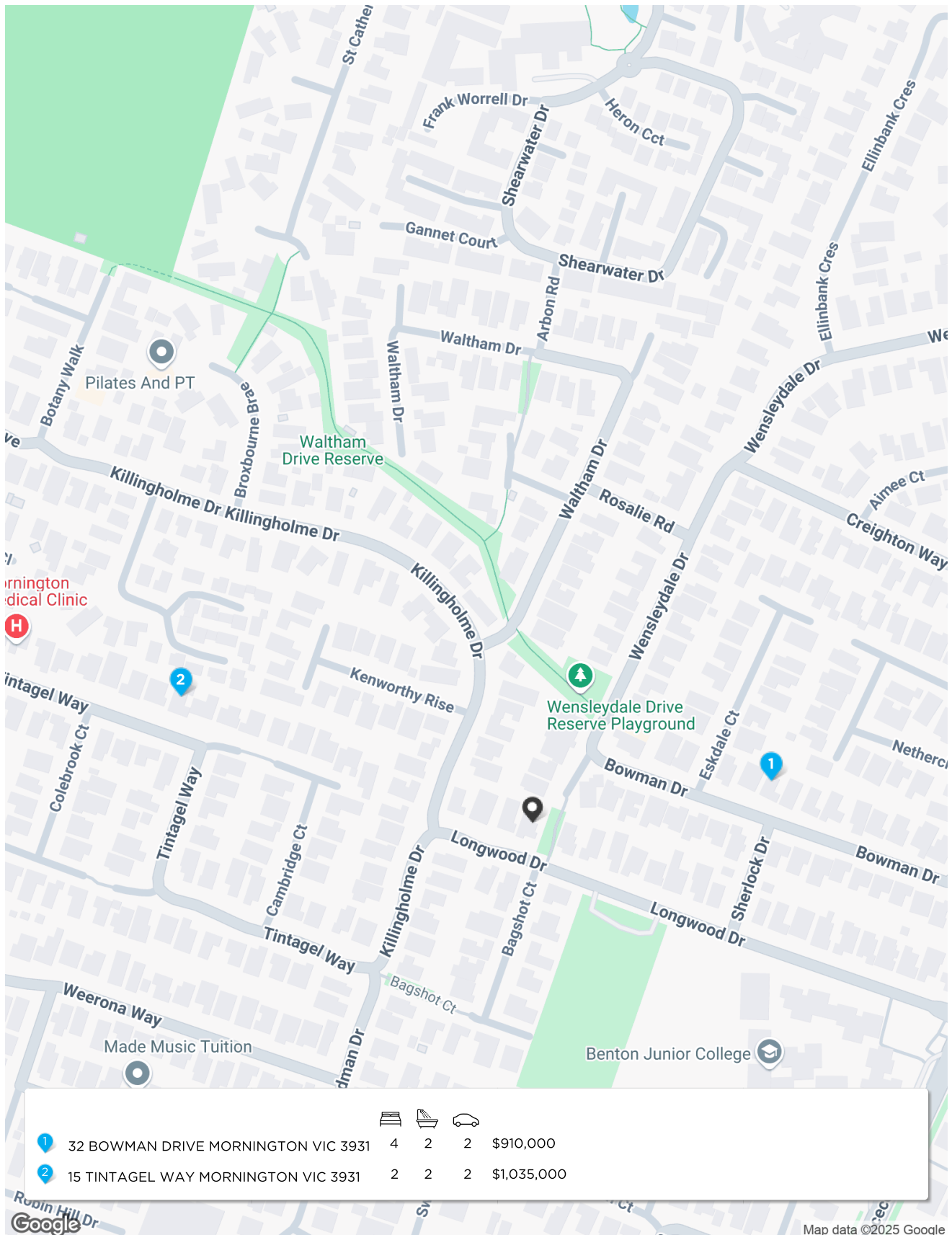
Introducing Kayn Luff

A true Peninsula native who has dedicated his 20-year career to the real estate industry & has also made a significant impact on the community he calls home. With his roots deeply embedded in this beautiful region, Kayn's commitment to the Peninsula goes beyond just buying and selling homes. Over the course of his impressive career, Kayn has successfully sold over 2000 properties. His expertise in real estate is unquestionable, making him a go-to choice for anyone looking to navigate the housing market on the

Comparables Map: Sales & Listings



Comparables Map: Sales



* This data point was edited by the author of this CMA and has not been verified by CoreLogic

Comparable Sales

1 32 BOWMAN DRIVE MORNINGTON VIC 3931



 4  2  2  628m ²  158m ²			
Year Built	2000	DOM	22
Sold Date	25-Nov-24	Distance	0.19km
First Listing	\$880,000 - \$950,000		
Last Listing	Under Contract		

Sold ^{RS} \$910,000

Notes from your agent

Smaller block, similar bedrooms & bathrooms

2 15 TINTAGEL WAY MORNINGTON VIC 3931



 2  2  2  702m ²  -			
Year Built	2002	DOM	12
Sold Date	21-Oct-24	Distance	0.29km
First Listing	AUCTION \$930,000-\$1,020,000		
Last Listing	AUCTION \$930,000-\$1,020,000		

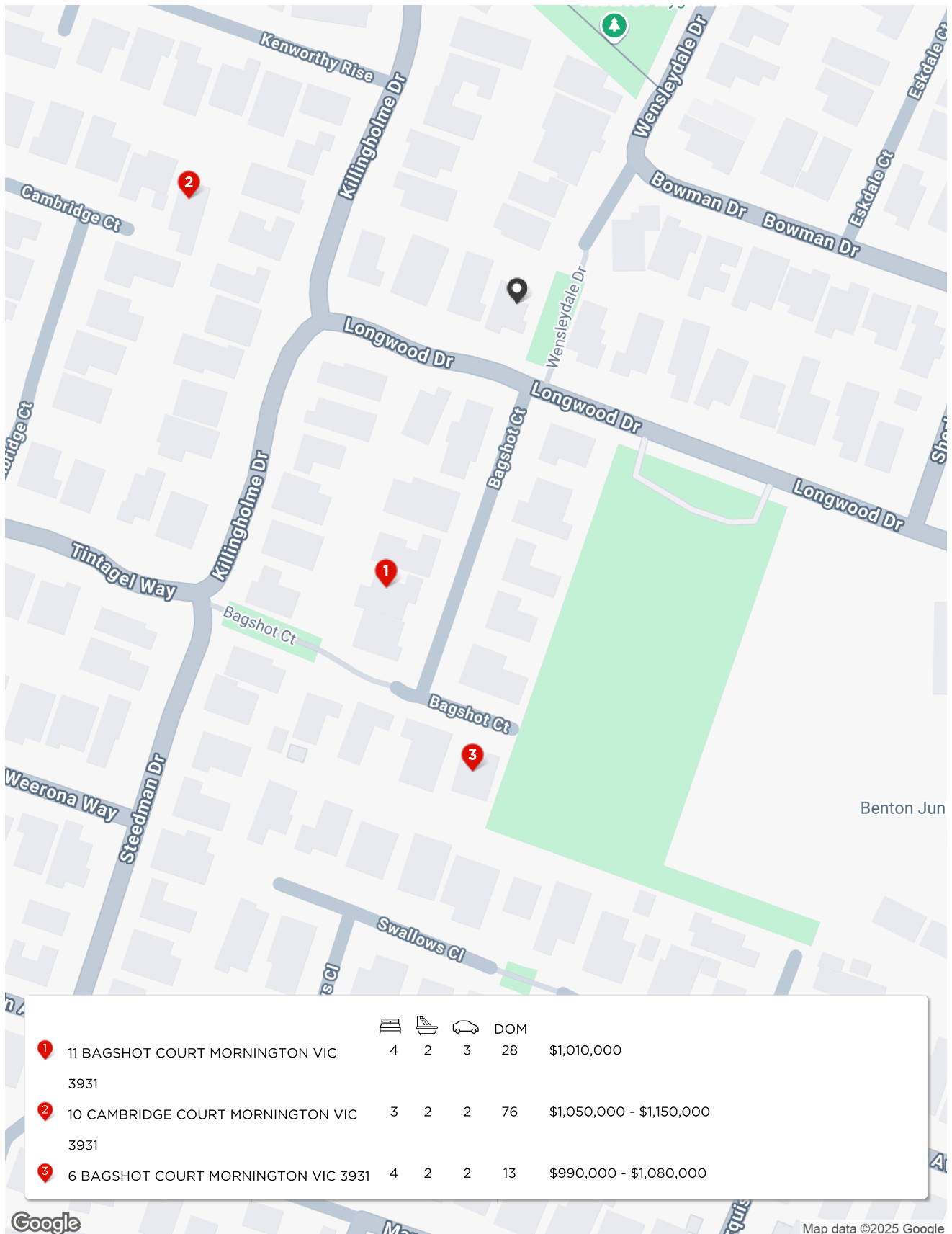
Sold	\$1,035,000
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Notes from your agent

Similar land size one less bedroom.

DOM = Days on market RS = Recent sale UN = Undisclosed Sale * This data point was edited by the author of this CMA and has not been verified by CoreLogic

Comparables Map: Listings



Comparable Listings

1 11 BAGSHOT COURT MORNINGTON VIC 3931



 4  2  3  678m²  147m²
 Year Built 1995 DOM 28 days
 Listing Date 28-Feb-24 Distance 0.12km
 Listing Price \$1,010,000

2 10 CAMBRIDGE COURT MORNINGTON VIC 3931



 3  2  2  757m²  223m²
 Year Built 2002 DOM 76 days
 Listing Date 30-Oct-24 Distance 0.13km
 Listing Price \$1,050,000 - \$1,150,000

3 6 BAGSHOT COURT MORNINGTON VIC 3931



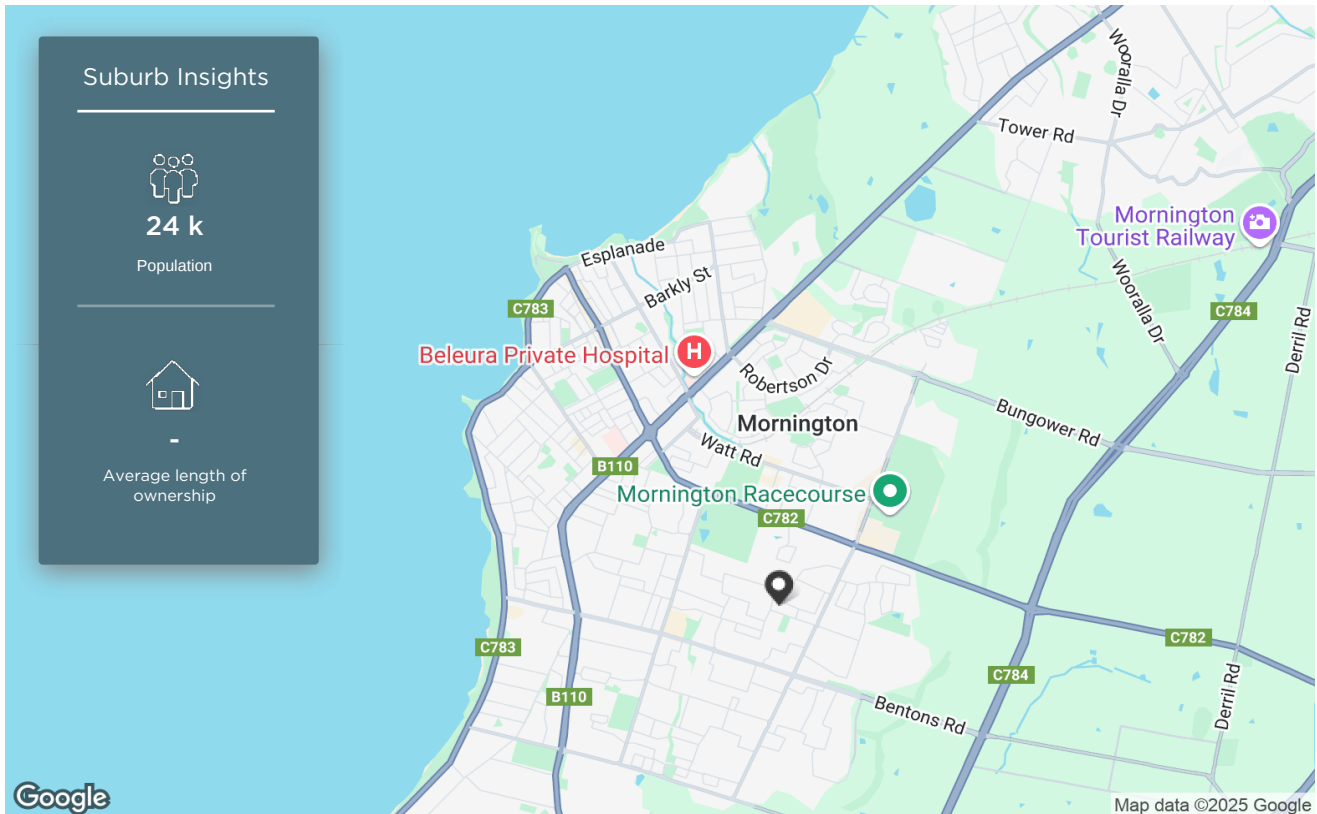
 4  2  2  726m²  165m²
 Year Built 1995 DOM 13 days
 Listing Date 22-May-24 Distance 0.18km
 Listing Price \$990,000 - \$1,080,000

Notes from your agent

Similar land size one extra bedroom has a high esp then 7 Longwood drive

Mornington

Demographic



The size of Mornington is approximately 21.3 square kilometres. It has 58 parks covering nearly 13.4% of total area. The population of Mornington in 2011 was 22,421 people. By 2016 the population was 23,995 showing a population growth of 7.0% in the area during that time. The predominant age group in Mornington is 60-69 years. Households in Mornington are primarily childless couples and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Mornington work in a professional occupation. In 2011, 71.5% of the homes in Mornington were owner-occupied compared with 71.6% in 2016. Currently the median sales price of houses in the area is \$1,100,000.

HOUSEHOLD STRUCTURE		HOUSEHOLD OCCUPANCY		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
Childless Couples	44.3	Owns Outright	38.9	0-15.6K	3.9	0-9	10.6
Couples with Children	37.4	Purchaser	32.7	15.6-33.8K	17.0	10-19	10.6
Single Parents	17.1	Renting	23.4	33.8-52K	16.4	20-29	8.5
Other	1.1	Other	2.1	52-78K	16.2	30-39	10.0
		Not Stated	2.8	78-130K	19.9	40-49	13.3
				130-182K	8.8	50-59	12.0
				182K+	7.4	60-69	14.1
						70-79	12.7
						80-89	6.5
						90-99	1.6

Recent Market Trends

PERIOD	PROPERTIES SOLD	MEDIAN VALUE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
Nov 2024	-	-	-	-	-	-
Oct 2024	2	-	-	-	-	-
Sep 2024	1	-	-	-	-	-
Aug 2024	1	-	-	-	-	-
May 2024	3	-	-	-	-	-
Apr 2024	2	-	-	-	-	-
Jan 2024	3	-	-	-	-	-
Dec 2023	2	-	-	-	-	-

Sales by Price - 12 months (Land)



Long Term Market Trends

PERIOD	PROPERTIES SOLD	MEDIAN VALUE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
2024	14	-	-	-	-	-
2023	18	-	-	-	-	-
2022	25	-	-	-	-	-
2021	25	-	-	-	-	-
2020	26	-	-	-	-	-
2019	11	-	-	-	-	-
2018	17	-	-	-	-	-
2017	29	-	-	-	-	-
2016	27	-	-	-	-	-
2015	20	-	-	-	-	-
2014	14	-	-	-	-	-
2013	29	-	-	-	-	-
2012	30	-	-	-	-	-
2011	18	-	-	-	-	-
2010	21	-	-	-	-	-
2009	32	-	-	-	-	-
2008	2	-	-	-	-	-
2007	24	-	-	-	-	-
2006	78	-	-	-	-	-
2005	69	-	-	-	-	-

Summary

7 LONGWOOD DRIVE MORNINGTON VIC 3931



Appraisal price range

Notes from your agent

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