

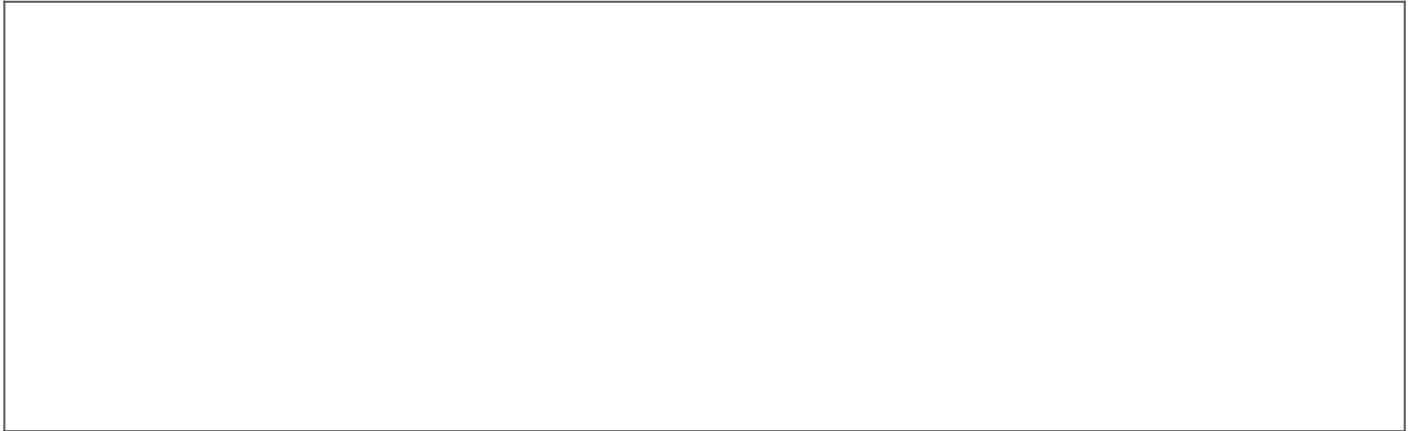
Sample Property Report



COMPARATIVE MARKET ANALYSIS



▶ YOUR PROFESSIONAL AGENT



▶ ABOUT ME

In my experience as a Real estate Agent, I believe it is the seller and his house that is the center of my focus. Around these two parameters do I build a strategy that would be most effective for the sale of the house. I do bring to the table 15 years of local real estate experience and some very exceptional negotiation skills.

▶ MY SALES SUCCESS



Addresss 1,

Sold Price: **\$2,500,000**

Sold Date: 17 Dec 2016



7



4



3



1,029m²



Addresss 2

Sold Price: **\$866,000**

Sold Date: 30 May 2017



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-



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662m²



Address 3 ,

Sold Price: **\$628,000**

Sold Date: 13 May 2017



3



2



1



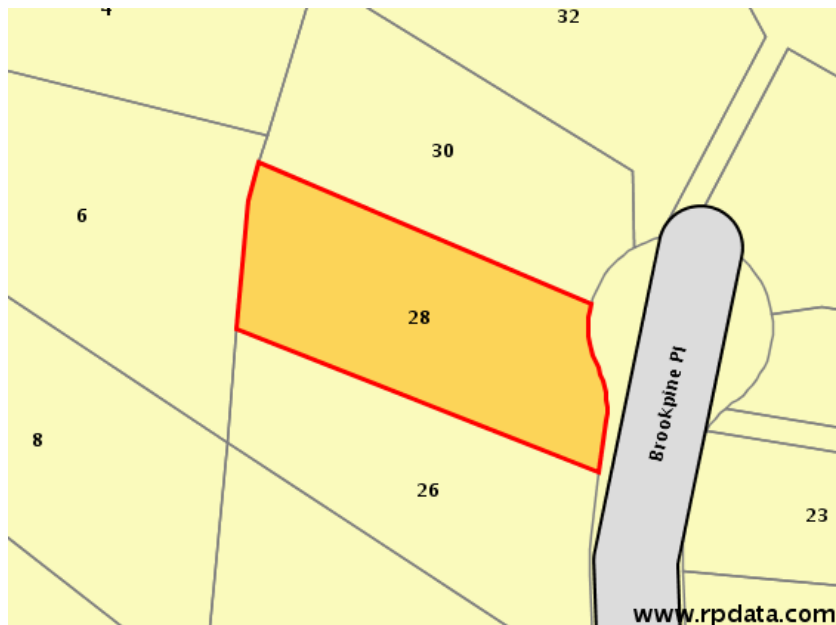
1,717m²



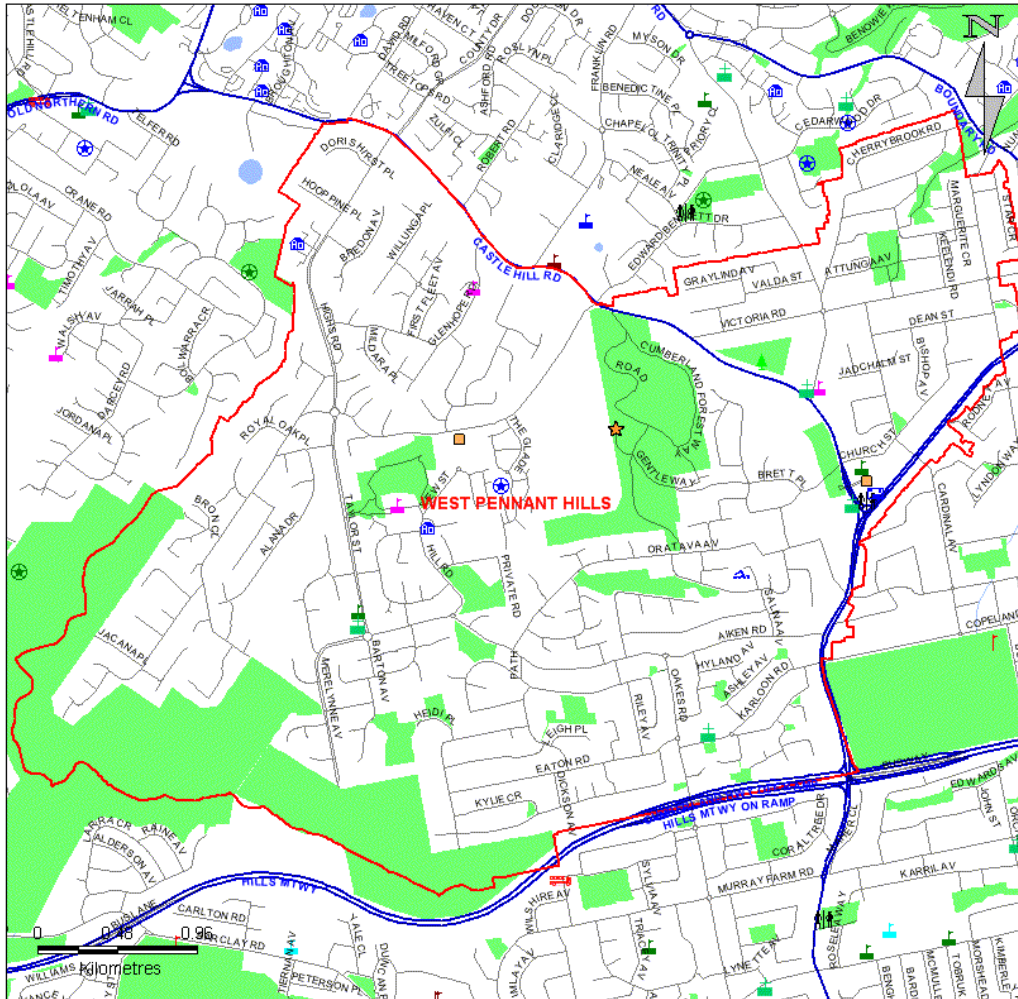
Aerial View



Cadastral View



Points of Interest View



Shopping Centres - Regional	Public Toilet	Bowling Centre	Special School	Fire Station
Shopping Centres - Sub-regional	Sport Facility	Swimming Centre	University	Post Office
Shopping Centres - Neighbourhood	Tennis Courts	Boat Ramp	Library	Rifle Range
Mine Or Quarry	Cricket	Recreation/Entertainment	Place Of Worship	Ambulance Station
Caravan Park / Camping	Soccer Field	Pre-school	Health Service	Nursing/Retire. Home
Power Station	Hockey	Primary School	Hospital	Police Station
Tourism	Basketball / Netball	Combined School	Zoo / Nature Reserve	Government Admin.
Museum	Golf Course	High School	Beach	Foreign Gov. Represent
SES Unit	Bus Depot	Technical/Business / Trade College	Racecourse	Defence
Airport	Helipad	Waste Disposal	Cemetery / Crematorium	Ferry Terminal

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▶ SOLD PROPERTIES



Category: House

Lot Plan: 2955

Distance: 0.43km



4



2








2













805m²

▶ ON THE MARKET

	<p>Listing Price: Guide: \$1,990,000 - \$2,180,000</p> <hr/> <p>Listing Type: Normal Sale</p> <hr/> <p>Distance: 0.85km</p>	 <p>5</p>	 <p>3</p>	 <p>2</p>	 <p>760m²</p>
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	<p>Listing Price: Auction</p> <hr/> <p>Listing Type: Auction</p> <hr/> <p>Distance: 0.12km</p>	 <p>4</p>	 <p>2</p>	 <p>2</p>	 <p>830m²</p>
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	<p>Listing Price: For Sale</p> <hr/> <p>Listing Type: Normal Sale</p> <hr/> <p>Distance: 0.32km</p>	 <p>4</p>	 <p>3</p>	 <p>3</p>	 <p>800m²</p>
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	<p>Listing Price: Auction</p> <hr/> <p>Listing Type: Auction</p> <hr/> <p>Distance: 0.21km</p>	 <p>5</p>	 <p>3</p>	 <p>2</p>	 <p>786m²</p>
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▶ COMPARATIVE RENTAL PROPERTY



Address of rental property NSW 2125

First Rental Price: \$1,000/W

Current Rental Price: \$1,000/W

First Listed Date: 21 Sep 2017

Current Listed Date: 23 Sep 2017



Category: House: One Storey / Lowset

Distance: 1.53km

▶ AREA PROFILE

The size of *suburb name* is approximately 9 square kilometres.

It has 25 parks covering nearly 23% of total area.

The population of *Your Suburb* in 2006 was 16,497 people.

By 2011 the population was 15,967 showing a population decline of 3.2% in the area during that time.

The predominant age group in *Your Suburb* is 0-14 years.

Households in *Your Suburb* are primarily couples with children and are likely to be repaying over \$4000 per month on mortgage repayments.

In general, people in *Your Suburb* work in a professional occupation.

In 2006, 86.1% of the homes in *Your Suburb* were owner-occupied compared with 86.2% in 2011.

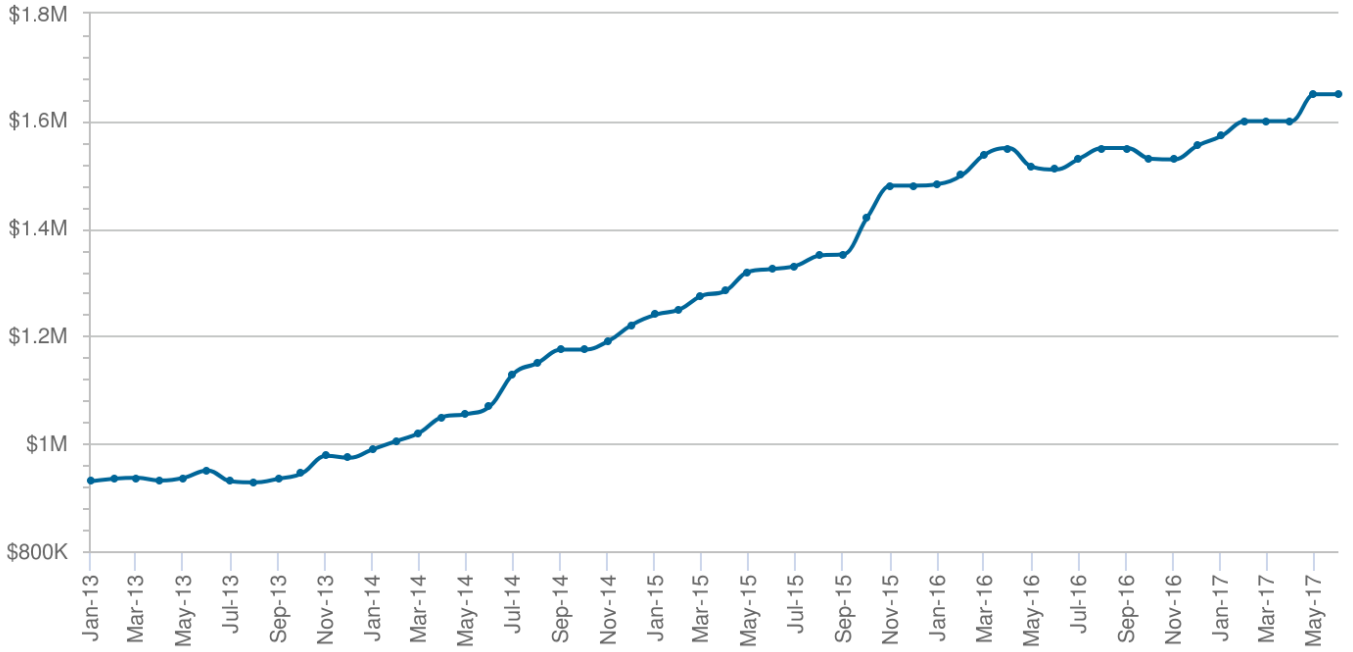
Currently the median sales price of houses in the area is \$1,650,000.

Median Sales Price

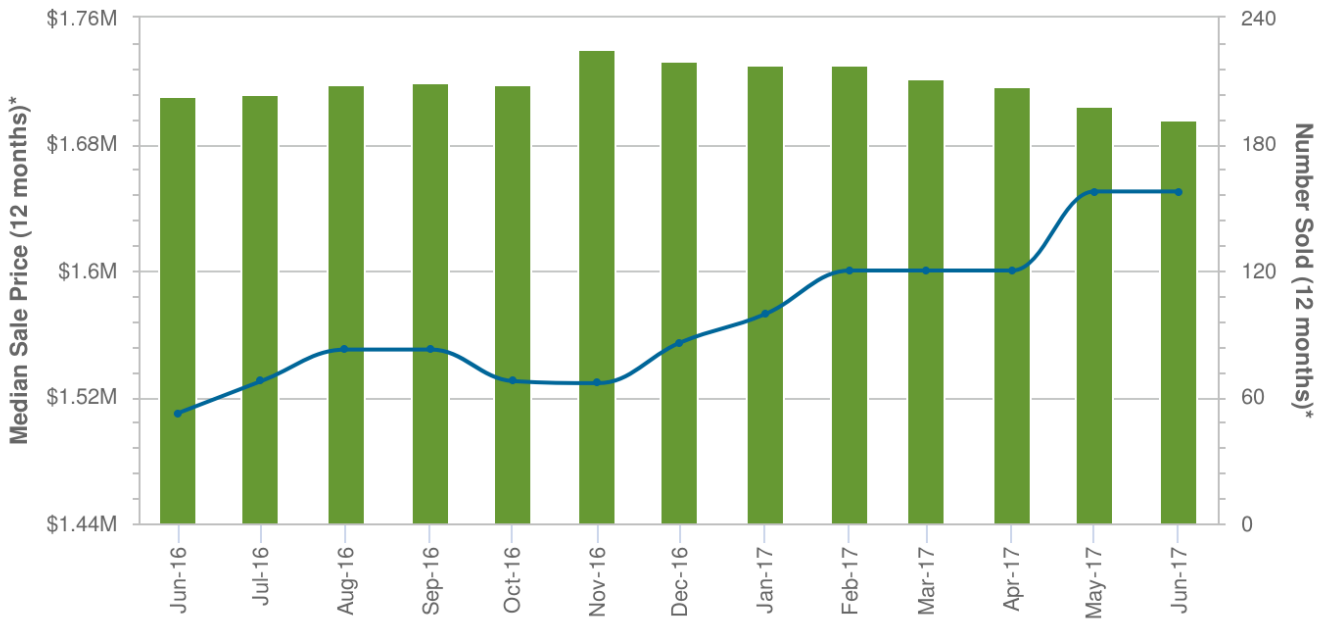
	YEAR 2013	YEAR 2014	YEAR 2015	YEAR 2016	YEAR 2017
Period	Median Price	Median Price	Median Price	Median Price	Median Price
January	\$930,000	\$990,000	\$1,240,000	\$1,483,000	\$1,572,500
February	\$935,000	\$1,005,500	\$1,250,000	\$1,500,000	\$1,600,000
March	\$936,525	\$1,020,000	\$1,275,000	\$1,538,000	\$1,600,000
April	\$931,500	\$1,050,000	\$1,284,400	\$1,550,000	\$1,600,000
May	\$936,525	\$1,055,000	\$1,320,000	\$1,515,000	\$1,650,000
June	\$950,000	\$1,070,000	\$1,325,000	\$1,510,000	\$1,650,000
July	\$930,000	\$1,130,000	\$1,331,000	\$1,530,000	n/a
August	\$928,000	\$1,150,000	\$1,350,000	\$1,550,000	n/a
September	\$935,000	\$1,175,000	\$1,352,500	\$1,550,000	n/a
October	\$945,000	\$1,175,000	\$1,420,250	\$1,530,000	n/a
November	\$977,500	\$1,191,000	\$1,480,000	\$1,528,750	n/a
December	\$973,750	\$1,221,000	\$1,480,000	\$1,554,500	n/a

Statistics are calculated over a rolling 12 month period

Median Sales Price



Median Sales Price vs Number Sold



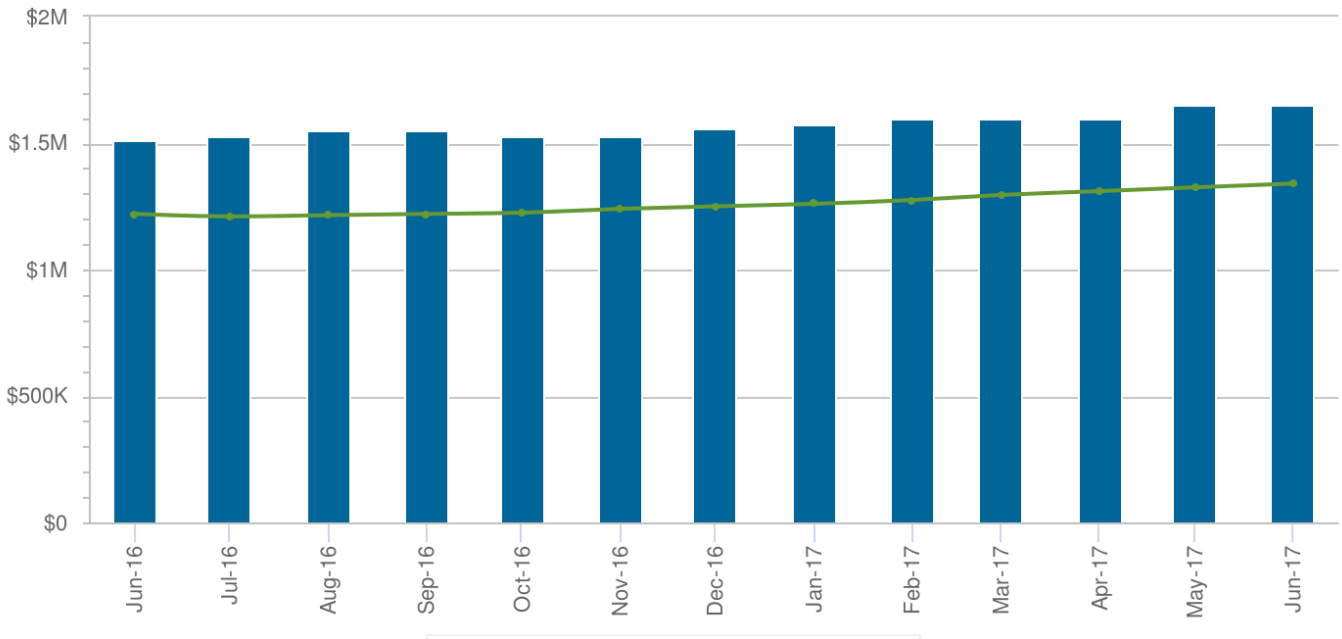
▶ RECENT MEDIAN SALE PRICES

Recent Median Sale Prices (House)

Period	Your Suburb Median Price	Your region Median Price
June 2017	\$1,650,000	\$1,340,000
May 2017	\$1,650,000	\$1,325,000
April 2017	\$1,600,000	\$1,310,000
March 2017	\$1,600,000	\$1,295,000
February 2017	\$1,600,000	\$1,275,000
January 2017	\$1,572,500	\$1,260,000
December 2016	\$1,554,500	\$1,250,000
November 2016	\$1,528,750	\$1,240,000
October 2016	\$1,530,000	\$1,225,000
September 2016	\$1,550,000	\$1,220,000
August 2016	\$1,550,000	\$1,215,000
July 2016	\$1,530,000	\$1,210,000

Statistics are calculated over a rolling 12 month period

Recent Median Sale Prices (House)

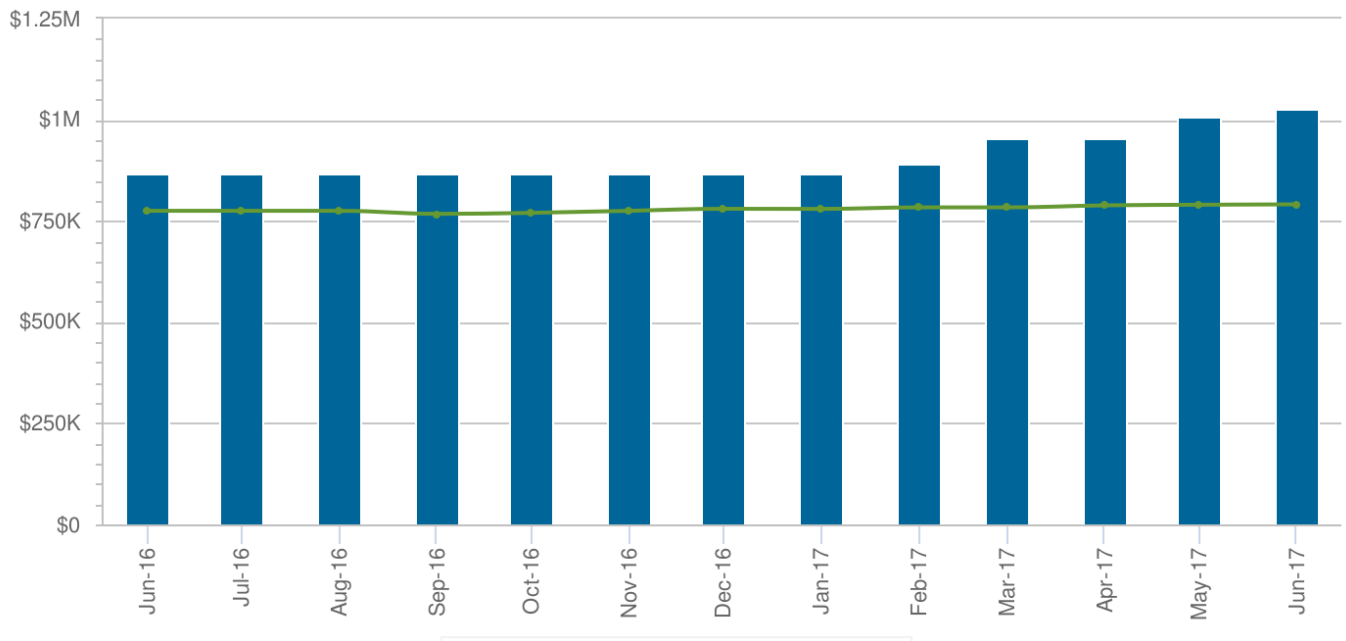


Recent Median Sale Prices (Unit)

Period	Your Suburb Median Price	Your region Median Price
June 2017	\$1,025,000	\$791,000
May 2017	\$1,010,000	\$790,000
April 2017	\$955,000	\$788,500
March 2017	\$955,000	\$783,500
February 2017	\$892,000	\$783,500
January 2017	\$869,000	\$779,750
December 2016	\$869,000	\$780,000
November 2016	\$867,000	\$775,000
October 2016	\$869,000	\$770,000
September 2016	\$867,000	\$767,500
August 2016	\$869,000	\$775,000
July 2016	\$869,000	\$775,000

Statistics are calculated over a rolling 12 month period

Recent Median Sale Prices (Unit)

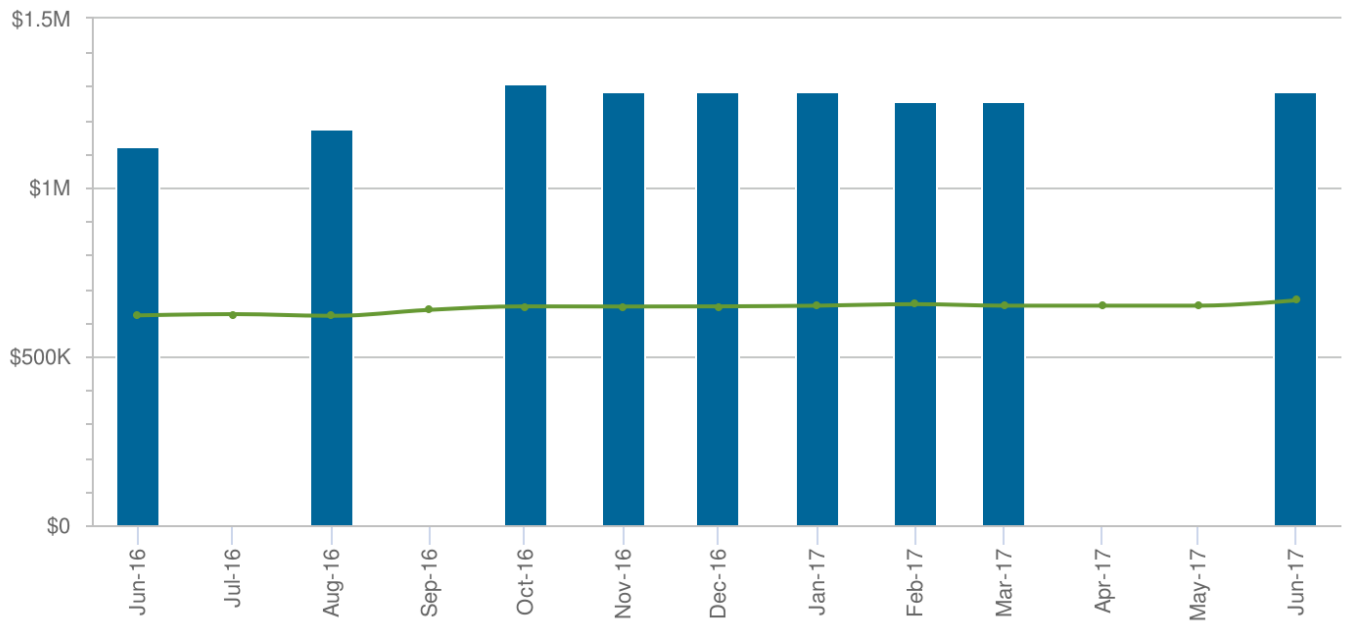


Recent Median Sale Prices (Land)

Period	Your Suburb Median Price	Your region Median Price
June 2017	\$1,285,000	\$666,000
May 2017	n/a	\$650,000
April 2017	n/a	\$650,000
March 2017	\$1,255,000	\$650,000
February 2017	\$1,255,000	\$654,500
January 2017	\$1,285,000	\$650,000
December 2016	\$1,285,000	\$648,000
November 2016	\$1,285,000	\$647,500
October 2016	\$1,307,500	\$648,000
September 2016	n/a	\$637,750
August 2016	\$1,175,000	\$620,000
July 2016	n/a	\$625,000

Statistics are calculated over a rolling 12 month period

Recent Median Sale Prices (Land)



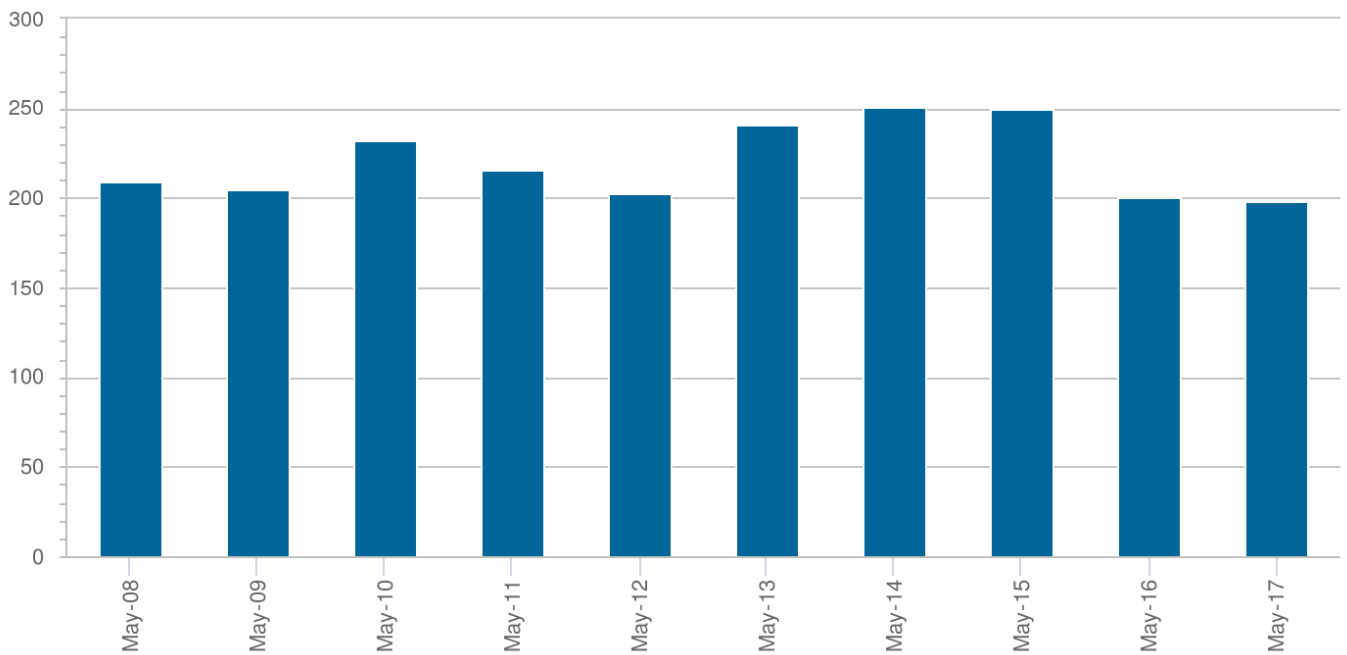
SALES PER ANNUM

Sales Per Annum (House)

Period Ending	You	Suburb Number
May 2017	198	
May 2016	200	
May 2015	250	
May 2014	251	
May 2013	241	
May 2012	203	
May 2011	216	
May 2010	232	
May 2009	205	
May 2008	209	

Statistics are calculated over a rolling 12 month period

Sales Per Annum (House)

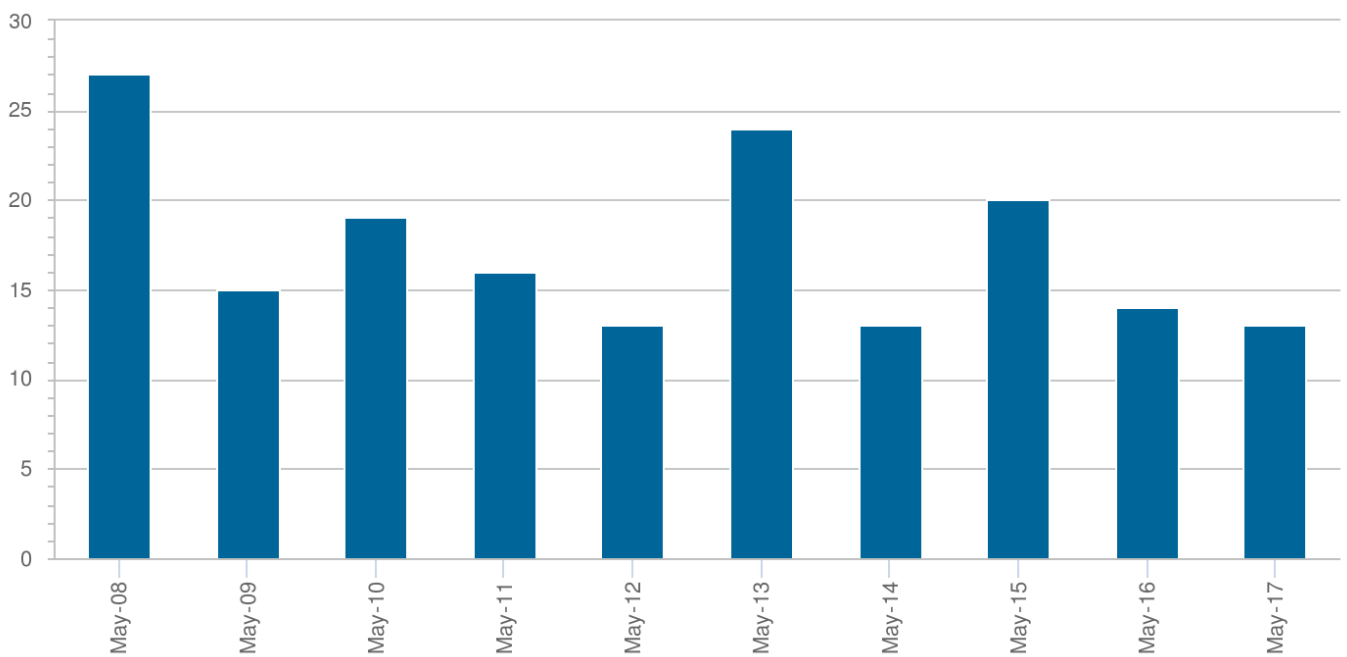


Sales Per Annum (Unit)

Period Ending	Your suburb Number
May 2017	13
May 2016	14
May 2015	20
May 2014	13
May 2013	24
May 2012	13
May 2011	16
May 2010	19
May 2009	15
May 2008	27

Statistics are calculated over a rolling 12 month period

Sales Per Annum (Unit)

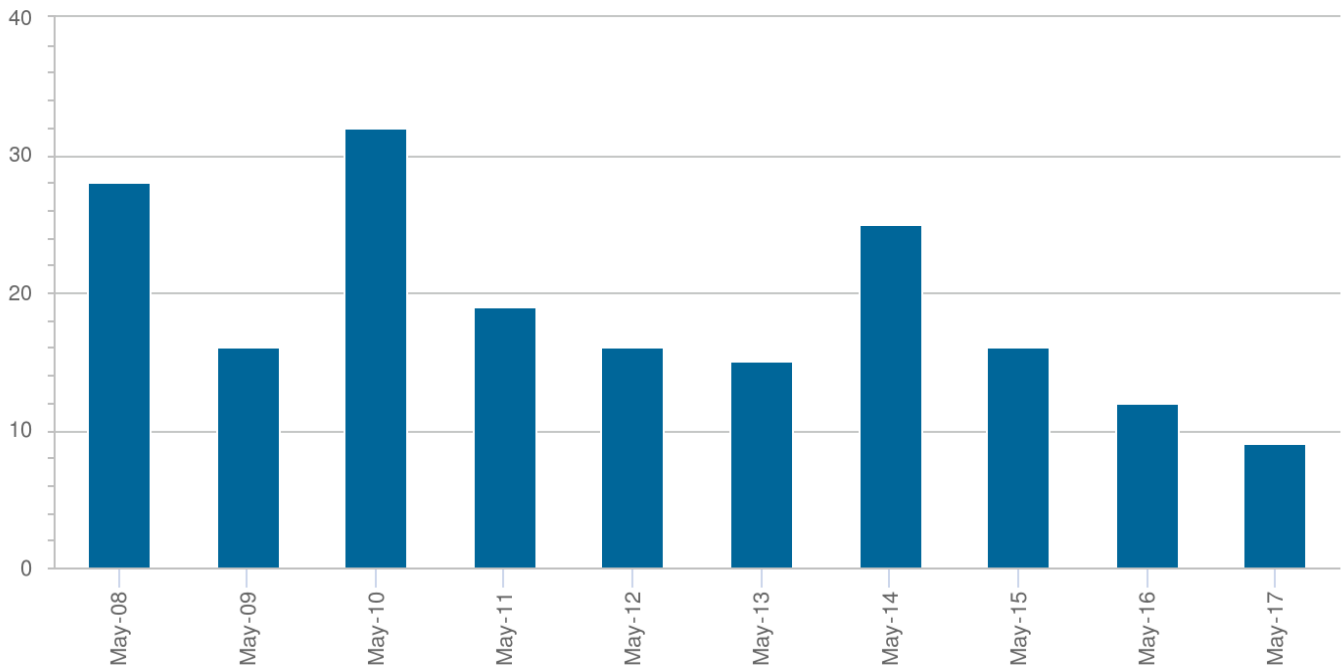


Sales Per Annum (Land)

Period Ending	Your suburb Number
May 2017	9
May 2016	12
May 2015	16
May 2014	25
May 2013	15
May 2012	16
May 2011	19
May 2010	32
May 2009	16
May 2008	28

Statistics are calculated over a rolling 12 month period

Sales Per Annum (Land)



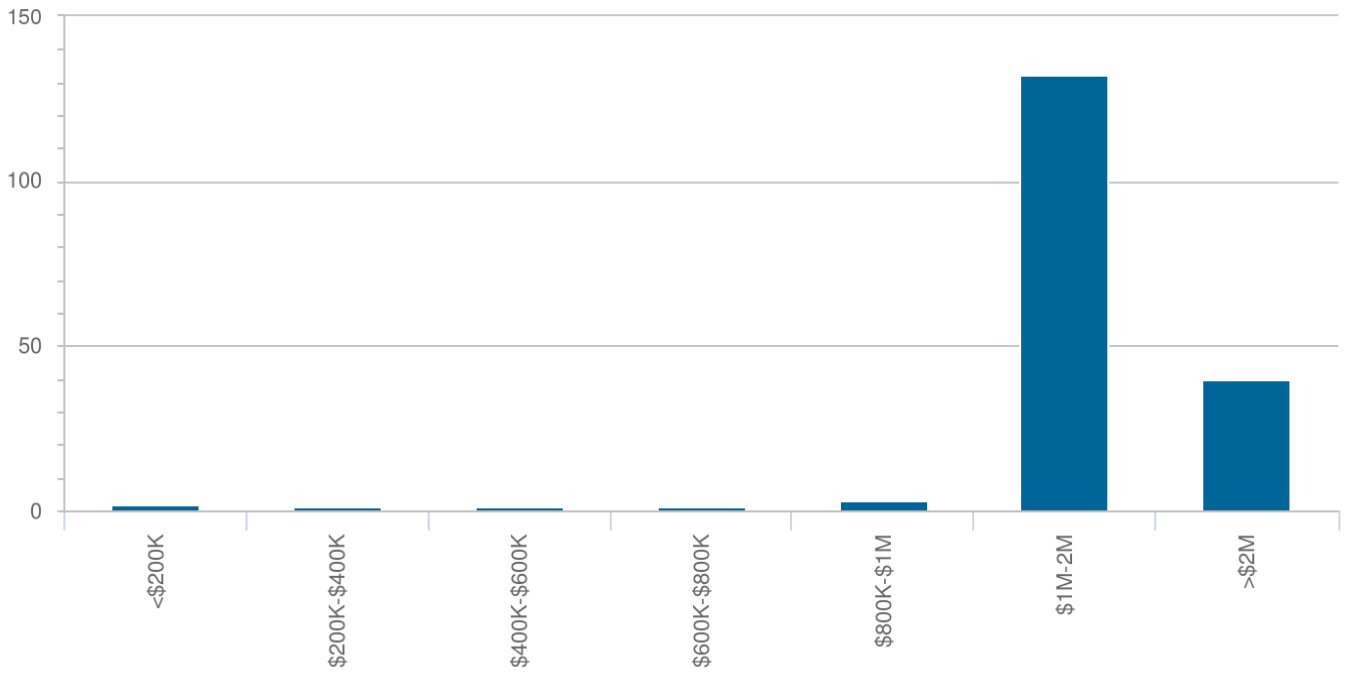
SALES BY PRICE

Sales By Price - 12 months (House)

Price	Your suburb Number
<\$200K	2
\$200K-\$400K	1
\$400K-\$600K	1
\$600K-\$800K	1
\$800K-\$1M	3
\$1M-\$2M	132
>\$2M	40

Statistics are calculated over a rolling 12 month period

Sales By Price - 12 months (House)

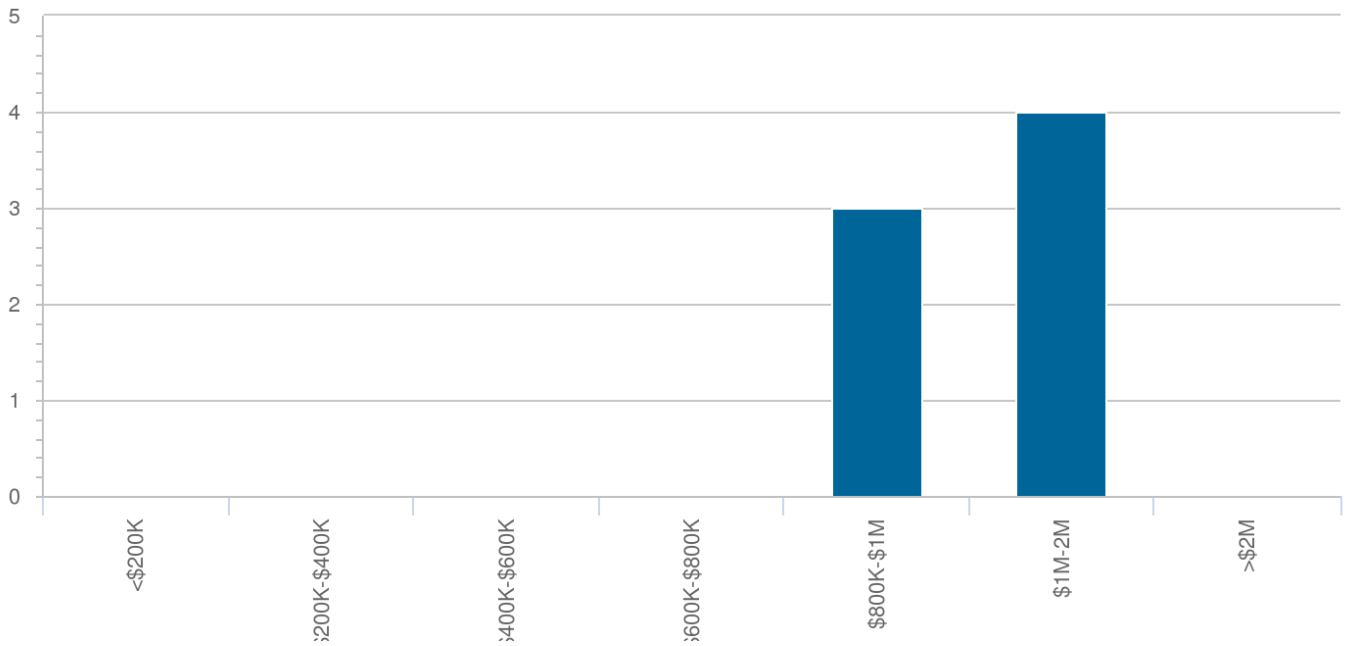


Sales By Price - 12 months (Unit)

Price	Your suburb Number
<\$200K	0
\$200K-\$400K	0
\$400K-\$600K	0
\$600K-\$800K	0
\$800K-\$1M	3
\$1M-\$2M	4
>\$2M	0

Statistics are calculated over a rolling 12 month period

Sales By Price - 12 months (Unit)

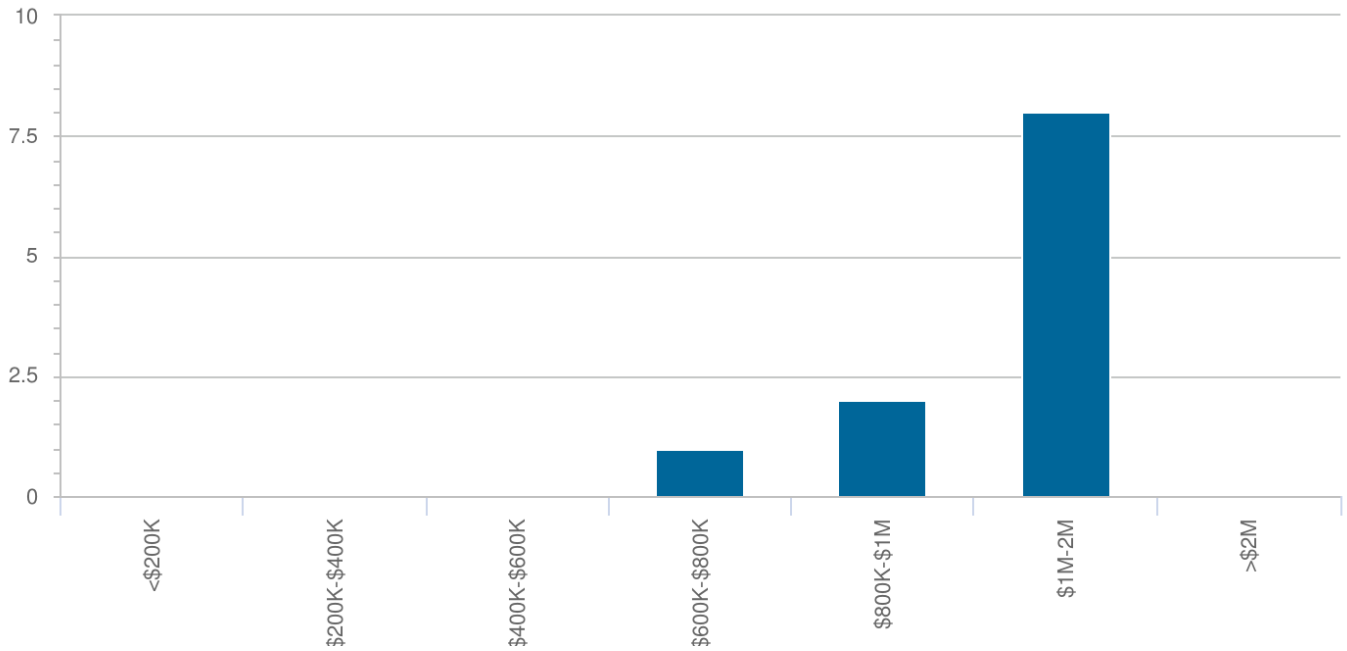


Sales By Price - 12 months (Land)

Price	Your suburb Number
<\$200K	0
\$200K-\$400K	0
\$400K-\$600K	0
\$600K-\$800K	1
\$800K-\$1M	2
\$1M-\$2M	8
>\$2M	0

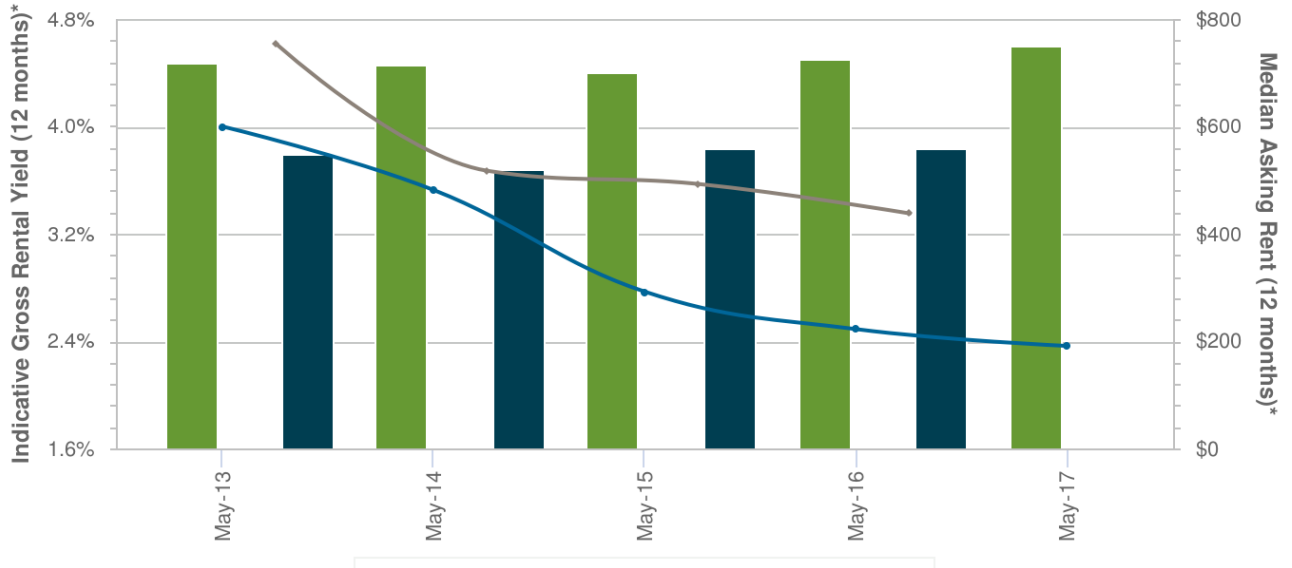
Statistics are calculated over a rolling 12 month period

Sales By Price - 12 months (Land)



RENTAL STATISTICS SUMMARY

Suburb Rental Statistics



Rents By Property Type - Houses and Units

		Quantity	Lowest Rent / Week	Highest Rent / Week	Median Rent / Week	Average Rent / Week
HOUSE	4 bedrooms	1	\$1,000	\$1,000	\$1,000	\$1,000
TOTAL HOUSE		1			\$1,000	\$1,000
GRAND TOTAL		1			\$1,000	\$1,000

Average Number Of Days Advertised

		Quantity	Average Number Of Days Advertised
HOUSE	\$1000 - \$1099	1	9

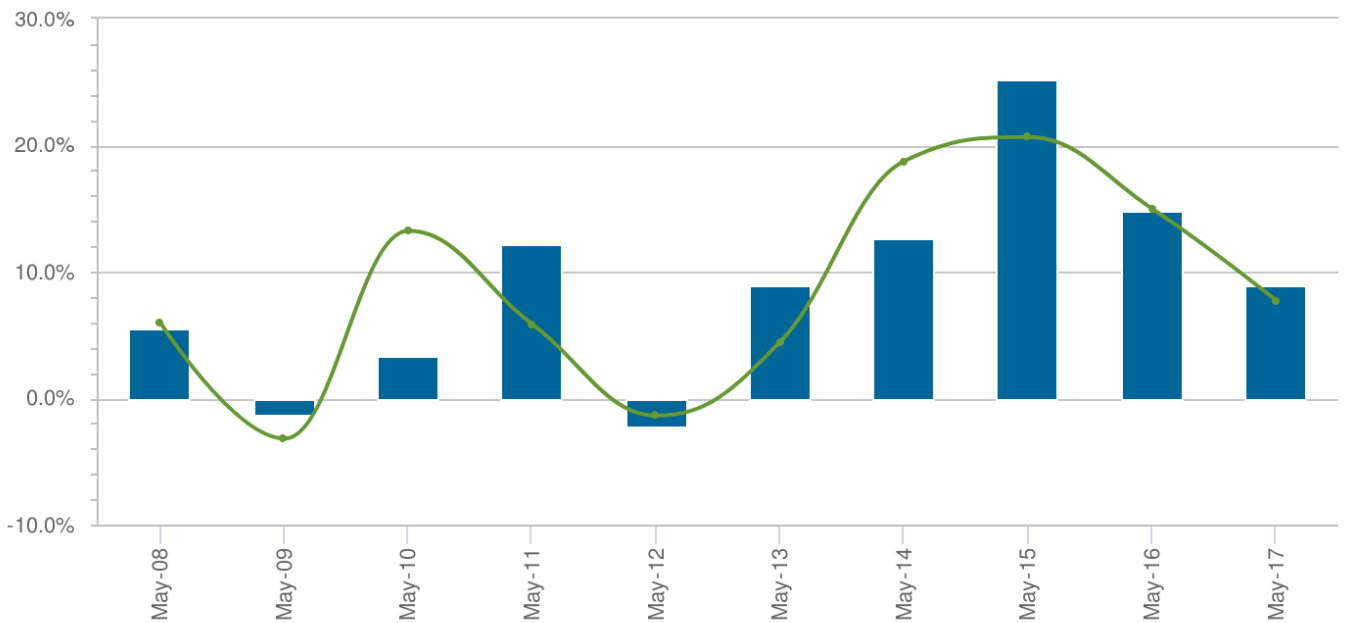
► CAPITAL GROWTH MEDIAN PRICES

Change in Median Price (House)

Period	Your suburb % Change	Your region % Change
May 2017	8.91%	7.72%
May 2016	14.77%	14.95%
May 2015	25.12%	20.63%
May 2014	12.65%	18.74%
May 2013	8.9%	4.48%
May 2012	-2.27%	-1.38%
May 2011	12.1%	5.84%
May 2010	3.29%	13.22%
May 2009	-1.3%	-3.2%
May 2008	5.48%	5.93%

Statistics are calculated over a rolling 12 month period

Change in Median Price (House)

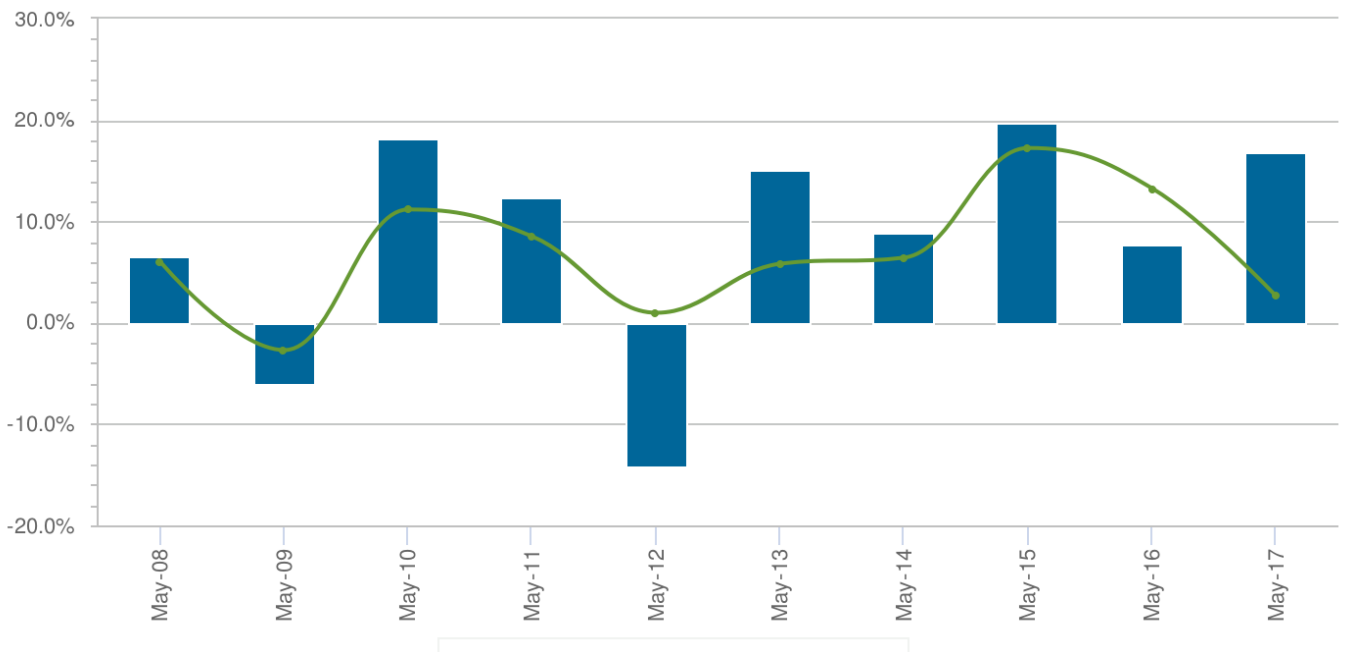


Change in Median Price (Unit)

Period	Your Suburb % Change	Region % Change
May 2017	16.76%	2.6%
May 2016	7.79%	13.24%
May 2015	19.78%	17.24%
May 2014	8.85%	6.42%
May 2013	15.05%	5.83%
May 2012	-14.26%	0.98%
May 2011	12.43%	8.51%
May 2010	18.09%	11.18%
May 2009	-6%	-2.7%
May 2008	6.61%	5.98%

Statistics are calculated over a rolling 12 month period

Change in Median Price (Unit)

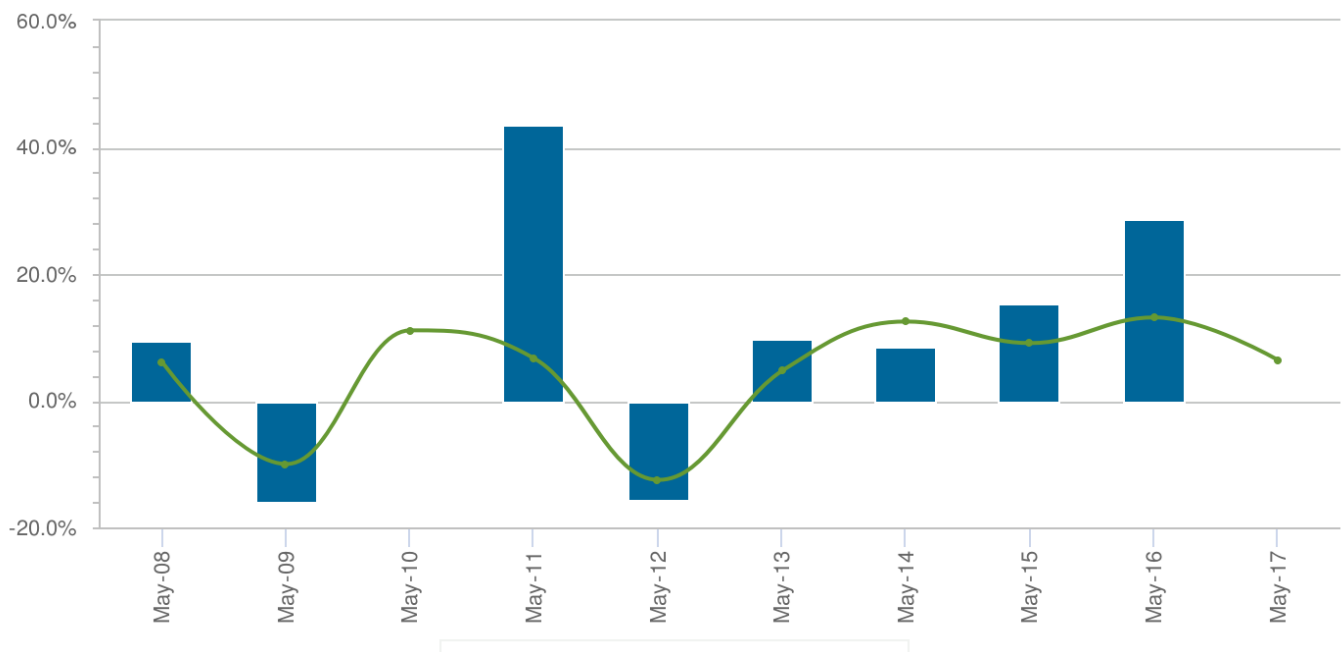


Change in Median Price (Land)

Period	Your suburb % Change	Your region % Change
May 2016	28.73%	13.15%
May 2015	15.47%	9.09%
May 2014	8.42%	12.5%
May 2013	9.64%	4.76%
May 2012	-15.54%	-12.5%
May 2011	43.52%	6.67%
May 2010	-0.29%	11.11%
May 2009	-15.92%	-10%
May 2008	9.38%	6.01%
May 2007	0%	0%

Statistics are calculated over a rolling 12 month period

Change in Median Price (Land)



► SUGGESTED LISTING PRICE



► APPRAISAL PRICE

Recommended Listing Price:
Appraisal Price Range: \$1,800,000 - \$2,112,000

Prepared On:

Prepared For:

Prices would need to be reviewed before going on the market as is going to be a while before on contemplates going on the market.

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