

# PROPERTY PRICE GUIDE



## ➤ PROPERTY DESCRIPTION



### Family Home on 1885m2

ESTIMATED VALUE: **\$706,936**

Estimated Price Range: **\$615,034 - \$798,837**

FSD\*  $\pm$  **13%**

(Forecast Standard Deviation)

*This estimated value has been compiled incorporating attribute data supplied by user which was provided for modelling purposes.*

Attribute used for this model

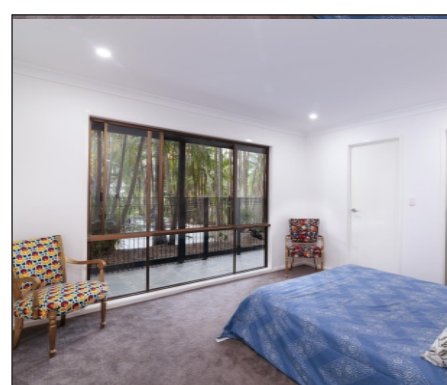
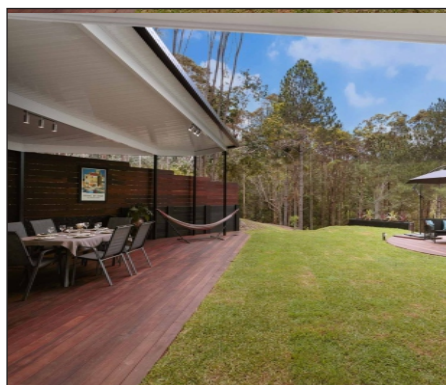
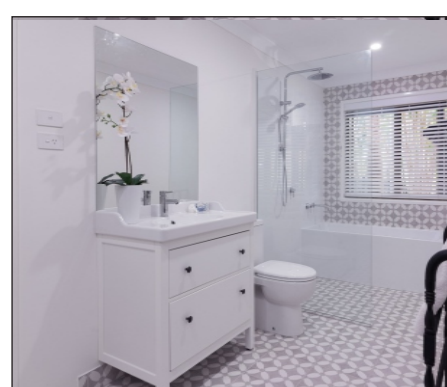
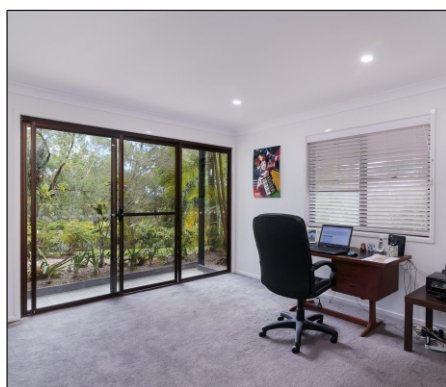


### Sales History

Sale Date	Sale Price	Sale Type
10 June 2018	\$750,000	Normal
15 May 2017	\$520,000	Normal
05 Dec 2010	\$195,000	Normal

Floor Area:	316m2
Condition of Property:	Average
Property Type:	House
Land Use:	Single Unit Dwelling
Last Date:	31 July 2018
Price:	\$692,000

## ➤ LOCATION HIGHLIGHTS





## ➤ PAST SALES



Attribute used for this model



### Family Home on 1885m2

Sold Price:	\$456,200
Sold Date:	5 May 2017
Land Size:	777 m2
Distance From Subject:	0.44 km
Last Date:	31 July 2018



Attribute used for this model



### A Sensational Transformation

Sold Price:	\$652,000
Sold Date:	6 Dec 2016
Land Size:	555 m2
Distance From Subject:	0.34 km
Last Date:	31 July 2018



Attribute used for this model



### Privacy Assured with a Bush Backdrop – Open Home

Sold Price:	\$556,200
Sold Date:	5 May 2017
Land Size:	777 m2
Distance From Subject:	0.24 km
Last Date:	31 July 2018



Attribute used for this model



### Opportunity Awaits

Sold Price:	\$656,200
Sold Date:	3 May 2012
Land Size:	527 m2
Distance From Subject:	0.24 km
Last Date:	31 July 2018

## STATISTICS

### Median Price

Period	Median Price for Houses	Median Price for Units
2018	\$630,000	\$395,000

### Past Sales - Houses

2018	2017	2016	2015	2014	2013	2012	2011	2010	2009
36	153	159	129	143	99	103	70	92	88

### Past Sales - Units

2018	2017	2016	2015	2014	2013	2012	2011	2010	2009
42	287	309	340	257	165	81	92	99	64

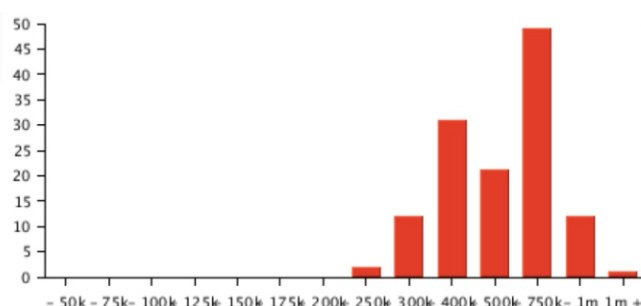
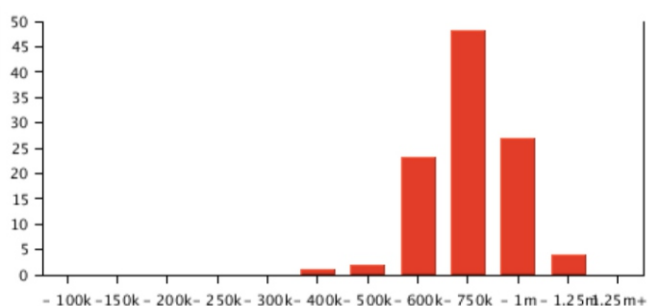
### Capital Growth

Period	Capital Growth % House	Capital Growth % Units
2017	4.7%	11.6%
2016	5.5%	14.2%
2015	0.9%	17.9%
2014	6.6%	9.6%

#### Houses

### Sales by Price (Past 12 Months)

#### Units



## ➤ THANK YOU

Thank you for your interest in our Property Price Guide. We appreciate your business and wish you luck with your future property transactions.

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