

COMPARATIVE MARKET REPORT.



rpdata
A  CoreLogic Business

Property Address

CBA Lender

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Office: (22) 2222 2222

▶ PROPERTY DETAILS

Property Address



▶ DESCRIPTION

PROPERTY TYPE:	House
ZONING:	Residential
LAND USE:	Single Res Dwelling
REAL PROPERTY DESCRIPTOR:	LOT & Plan Number

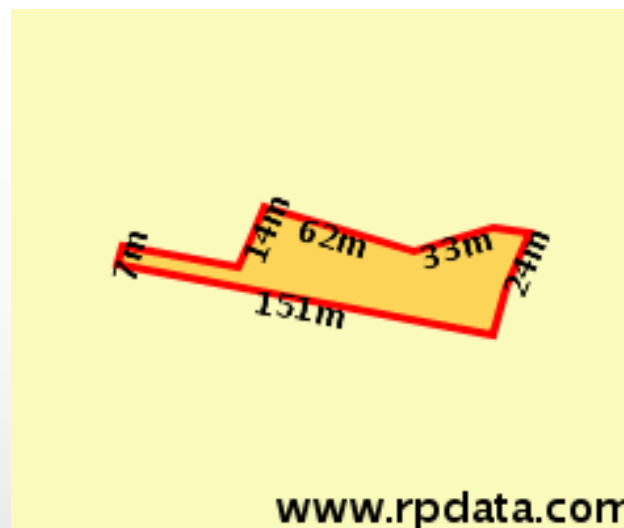
▶ FEATURES

- 2 Lockup Garages
- 1999 Year Built
- 1 Lounge/Dining Rooms Combined
- Concrete tile materials in Roof
- Swimming Pool
- 130.00 M2 Total In Floor Area
- Brick Veneer materials in External Walls
- Close to Public Transport
- Private Owner Code

▶ SALES HISTORY

SALE DATE	SALE PRICE
11 Dec 2003	Sale Price
9 Jul 1999	Sale Price

▶ PROPERTY DIMENSIONS

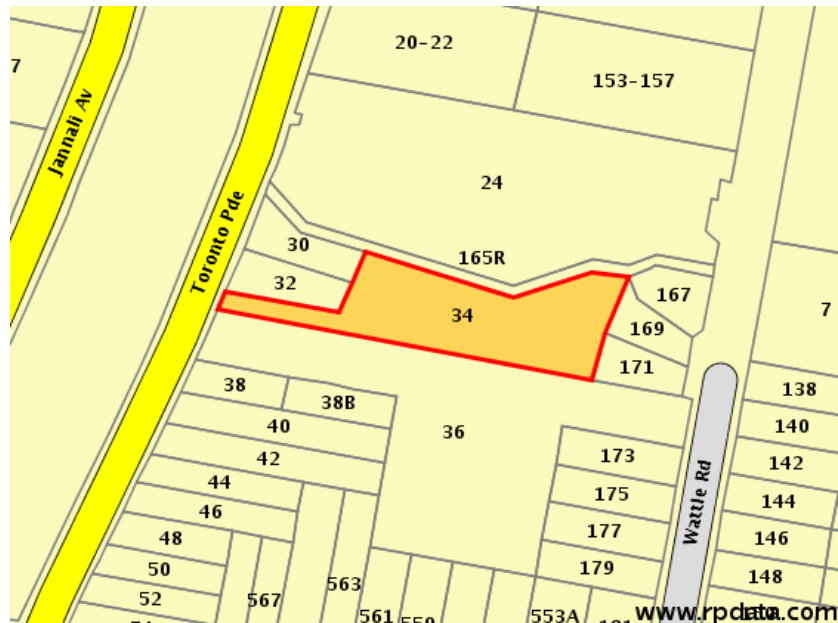


▶ SINGLE PROPERTY MAPPING

Aerial View



Cadastral View




▶ SOLD PROPERTIES



Property 1

Sold Price:	Sold Price
Sold Date:	Date
Category:	House: One Storey / Lowset
Lot Plan:	Lot & Plan Number

 -	 -	 -	 809m ²
---	---	---	---

Distance: 0.55km



Property 2

Sold Price:	Sold Price
Sold Date:	Date
Category:	House: One Storey / Lowset
Lot Plan:	Lot & Plan Number




 3	 2	 3	 746m ²
---	---	---	---

Distance: 0.36km



Property 3

Sold Price:	Sold Price
Sold Date:	Date
Category:	House: One Storey / Lowset
Lot Plan:	Lot & Plan Number



 2	 1	 2	 589m ²
---	---	---	---

Distance: 0.53km




Property 4

Sold Price:	Sold Price
Sold Date:	Date
Category:	House: One Storey / Lowset
Lot Plan:	Lot & Plan Number




 3	 1	 1	 620m ²
---	---	---	---

Distance: 0.35km




Property 5

Sold Price:	Sold Price
Sold Date:	Date
Category:	House: One Storey / Lowset
Lot Plan:	Lot & Plan Number





 2	 1	 1	 436m ²
---	---	---	---

Distance: 0.20km




Property 6

Sold Price:	Sold Price
Sold Date:	Date
Category:	Unit
Lot Plan:	Lot & Plan Number

 3	 1	 1	 886m ²
---	---	---	---

Distance: 0.69km

▶ ON THE MARKET




Property 1

Listing Price:	Listing Price
Listing Date:	Date
Agency:	Real Estate
Lot Plan:	Lot & Plan Number

3	1	1	582m ²
---	---	---	-------------------

Listing Type:	Normal Sale
Distance:	0.84km




Property 2

Listing Price:	Listing Price
Listing Date:	Date
Agency:	Real Estate
Lot Plan:	Lot & Plan Number

3	1	1	565m ²
---	---	---	-------------------

Listing Type:	Normal Sale
Distance:	0.40km




Property 3

Listing Price:	Listing Price
Listing Date:	Date
Agency:	Real Estate
Lot Plan:	Lot & Plan Number

4	1	1	368m ²
---	---	---	-------------------

Listing Type:	Normal Sale
Distance:	0.66km




Property 4

Listing Price:	Listing Price
Listing Date:	Date
Agency:	Real Estate
Lot Plan:	Lot & Plan Number

3	1	2	709m ²
---	---	---	-------------------

Listing Type:	Normal Sale
Distance:	0.52km




Property 5

Listing Price:	Listing Price
Listing Date:	Date
Agency:	Real Estate
Lot Plan:	Lot & Plan Number

2	1	1	711m ²
---	---	---	-------------------

Listing Type:	Normal Sale
Distance:	0.52km




Property 6

Listing Price:	Listing Price
Listing Date:	Date
Agency:	Real Estate
Lot Plan:	Lot & Plan Number

2	1	1	-
---	---	---	---

Listing Type:	Normal Sale
Distance:	0.96km





MARKET COMPARISON




Property 1

First Ad Price:	First Ad Price	Last Ad Price:	Last Ad Price
Actual Sale Price:	Sale Price		
% Change First to Last Ad Price:	% Change		
% Total Change:	% Total Change		

Days On Market:	Days
Distance:	0.20km





 2	 1	 1	 436m ²
---	---	---	---




Property 2

First Ad Price:	First Ad Price	Last Ad Price:	Last Ad Price
Actual Sale Price:	Sale Price		
% Change First to Last Ad Price:	% Change		
% Total Change:	% Total Change		

Days On Market:	Days
Distance:	0.40km





 3	 1	 1	 565m ²
---	---	---	---




Property 3

First Ad Price:	First Ad Price	Last Ad Price:	Last Ad Price
Actual Sale Price:	Sale Price		
% Change First to Last Ad Price:	% Change		
% Total Change:	% Total Change		

Days On Market:	Days
Distance:	0.63km





 3	 2	 3	 607m ²
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Property 4

First Ad Price:	First Ad Price	Last Ad Price:	Last Ad Price
Actual Sale Price:	Sale Price		
% Change First to Last Ad Price:	% Change		
% Total Change:	% Total Change		

Days On Market:	Days
Distance:	0.52km





 3	 1	 2	 709m ²
---	---	---	---




Property 5

First Ad Price:	First Ad Price	Last Ad Price:	Last Ad Price
Actual Sale Price:	Sale Price		
% Change First to Last Ad Price:	% Change		
% Total Change:	% Total Change		

Days On Market:	Days
Distance:	0.52km





 2	 1	 1	 711m ²
---	---	---	---




Property 6

First Ad Price:	First Ad Price	Last Ad Price:	Last Ad Price
Actual Sale Price:	Sale Price		
% Change First to Last Ad Price:	% Change		
% Total Change:	% Total Change		

Days On Market:	Days
Distance:	0.36km

 3	 2	 3	 746m ²
---	---	---	---

▶ COMPARATIVE RENTAL PROPERTY




Property 1

First Rental Price:	First Rental Price
Current Rental Price:	Current Rental Price
First Listed Date:	First Listed Date
Current Listed Date:	Current Listed Date

 4	 3	 1	 1m ²
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Category: House

Distance: 0.11km




Property 2

First Rental Price:	First Rental Price
Current Rental Price:	Current Rental Price
First Listed Date:	First Listed Date
Current Listed Date:	Current Listed Date

 3	 1	 2	 639m ²
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Category: House: One Storey / Lowset

Distance: 0.21km




Property 3

First Rental Price:	First Rental Price
Current Rental Price:	Current Rental Price
First Listed Date:	First Listed Date
Current Listed Date:	Current Listed Date

 3	 1	 1	 557m ²
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Category: House

Distance: 0.34km




Property 4

First Rental Price:	First Rental Price
Current Rental Price:	Current Rental Price
First Listed Date:	First Listed Date
Current Listed Date:	Current Listed Date

 3	 1	 1	 904m ²
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Category: House: One Storey / Lowset

Distance: 0.13km



Property 5

First Rental Price:	First Rental Price
Current Rental Price:	Current Rental Price
First Listed Date:	First Listed Date
Current Listed Date:	Current Listed Date

 3	 1	 -	 -
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Category: House

Distance: 0.28km

▶ AREA PROFILE

The size of (Suburb) is approximately 4 square kilometres. It has 5 parks covering nearly 13% of total area.

The population of (Suburb) in 2006 was xxxx people. By 2011 the population was xxxx showing a population growth of xx% in the area during that time.

The predominant age group in (Suburb) is xx-yy years.

Households in (Suburb) are primarily couples with children and are likely to be repaying between \$xxxx - \$xxxx per month on mortgage repayments.

In general, people in (Suburb) work in a Professional occupation.

In 2006, xx% of the homes in (Suburb) were owner-occupied compared with xx% in 2011.

Currently the median sales price of houses in the area is (Median House Amount)0.

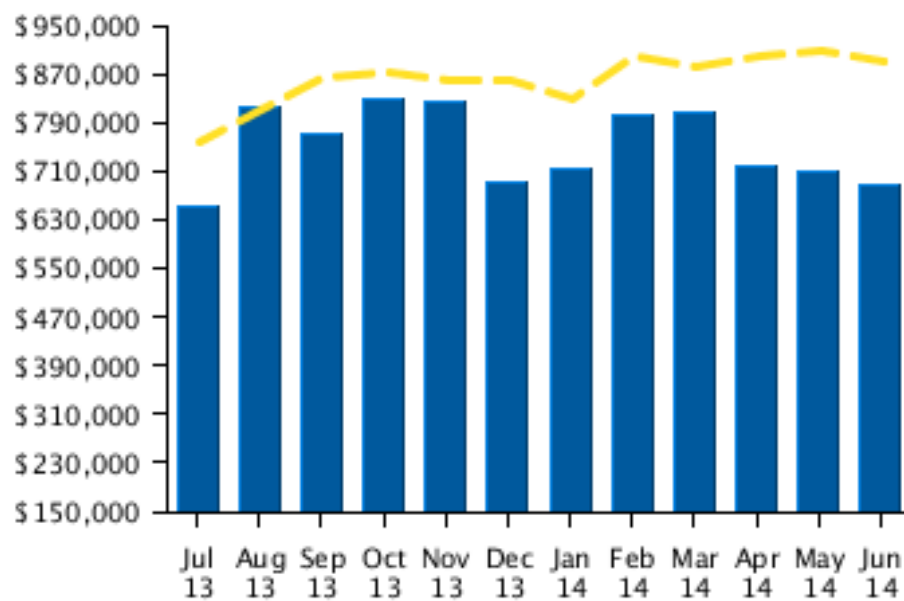
Median Sale Price

Period	YEAR 2012	YEAR 2013	YEAR 2014
	Median Price	Median Price	Median Price
January	\$590,000	\$602,500	\$713,000
February	\$905,000	\$630,000	\$800,000
March	\$640,000	\$631,500	\$806,000
April	\$626,000	\$631,500	\$743,750
May	\$640,000	\$615,000	\$707,000
June	\$640,500	\$690,000	\$740,500
July	\$655,000	\$650,000	\$740,500
August	\$680,500	\$815,000	\$0
September	\$633,500	\$771,000	\$0
October	\$680,000	\$830,000	\$0
November	\$750,000	\$823,000	\$0
December	\$812,000	\$690,000	\$0

▶ RECENT MEDIAN SALE PRICES

Recent Median House Sale Prices

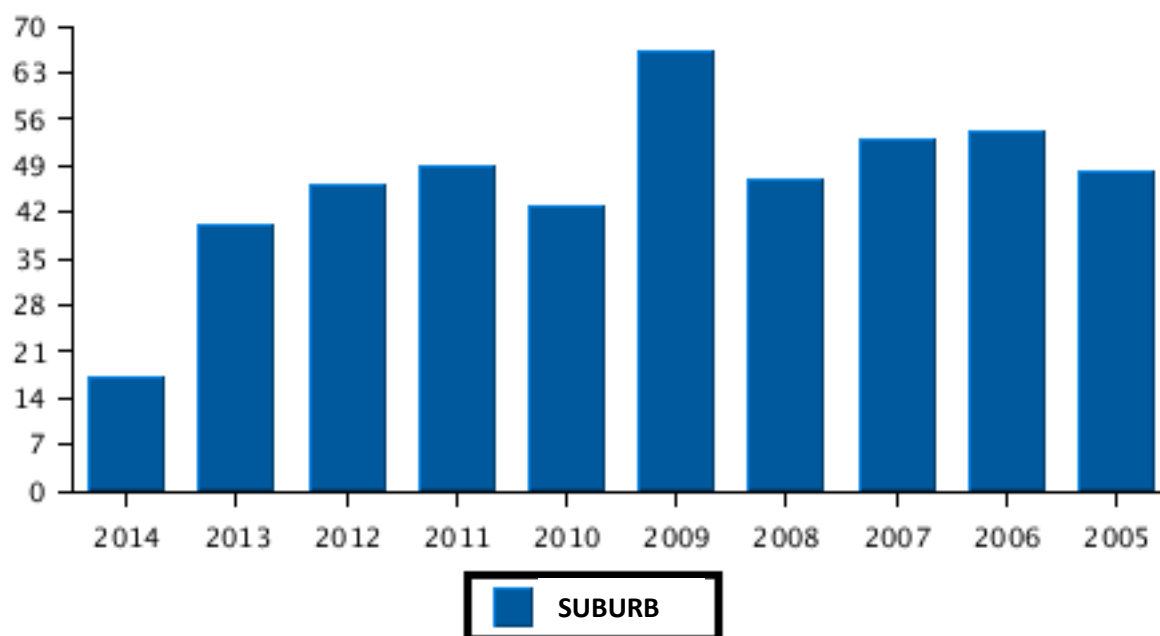
Period	SUBURB	SUBURB LGA
	Median Price	Median Price
July 2014	\$740,500	\$850,000
June 2014	\$740,500	\$890,000
May 2014	\$707,000	\$902,500
April 2014	\$743,750	\$905,000
March 2014	\$806,000	\$879,950
February 2014	\$800,000	\$900,000
January 2014	\$713,000	\$830,000
December 2013	\$690,000	\$860,000
November 2013	\$823,000	\$861,000
October 2013	\$830,000	\$870,500
September 2013	\$771,000	\$865,000
August 2013	\$815,000	\$812,500



SALES PER ANNUM

House Sales Per Annum

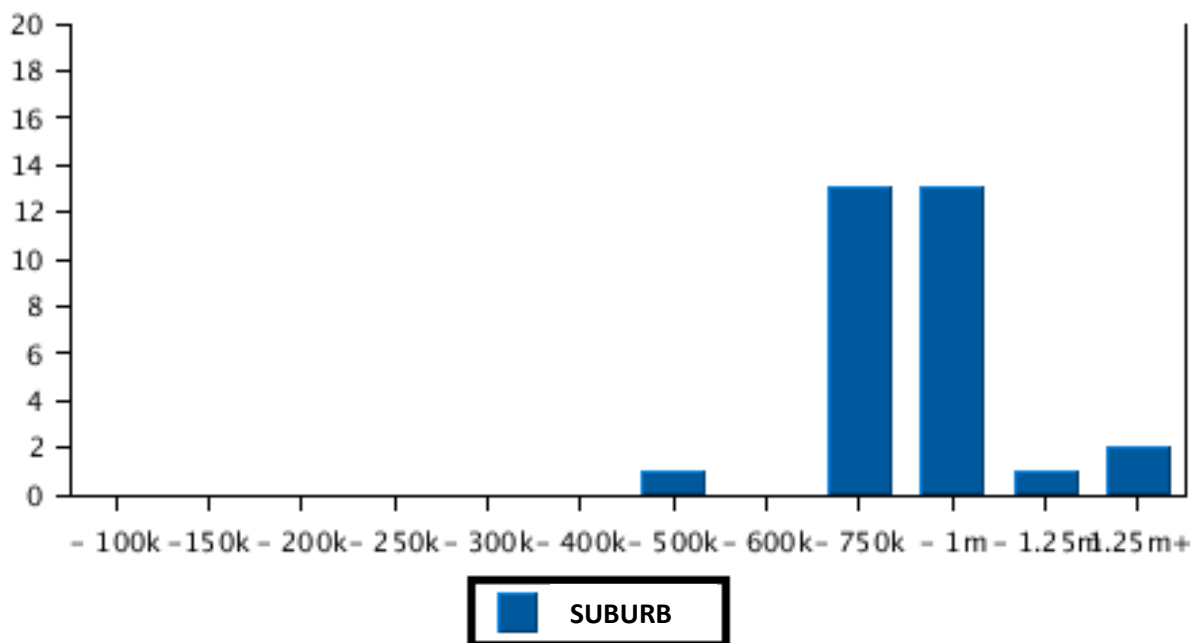
Period	SUBURB Number
2014	19
2013	40
2012	46
2011	49
2010	43
2009	66
2008	47
2007	53
2006	54
2005	48



SALES BY PRICE

House Sale by Price (12 months)

Price	SUBURB Number
0 - 100k	0
101 - 150k	0
151 - 200k	0
201 - 250k	0
251 - 300k	0
301 - 400k	0
401 - 500k	1
501 - 600k	0
601 - 750k	13
751 - 1m	15
> 1m - 1.25m	1
1.25m+	2



► RENTAL STATISTICS SUMMARY

Suburb Rental Statistics

Category	Indicated Gross Rental Yield	Median Asking Rental Price
House	3.8%	\$545
Unit	4.5%	\$420

* Statistics are based on a rolling 12 month period

Rents By Property Type - Houses and Units

		Quantity	Lowest Rent / Week	Highest Rent / Week	Median Rent / Week	Average Rent / Week
HOUSE	3 bedrooms	4	\$479	\$549	\$490	\$502
	4 bedrooms	1	\$650	\$650	\$650	\$650
TOTAL HOUSE		5			\$490	\$532
GRAND TOTAL		5			\$490	\$532

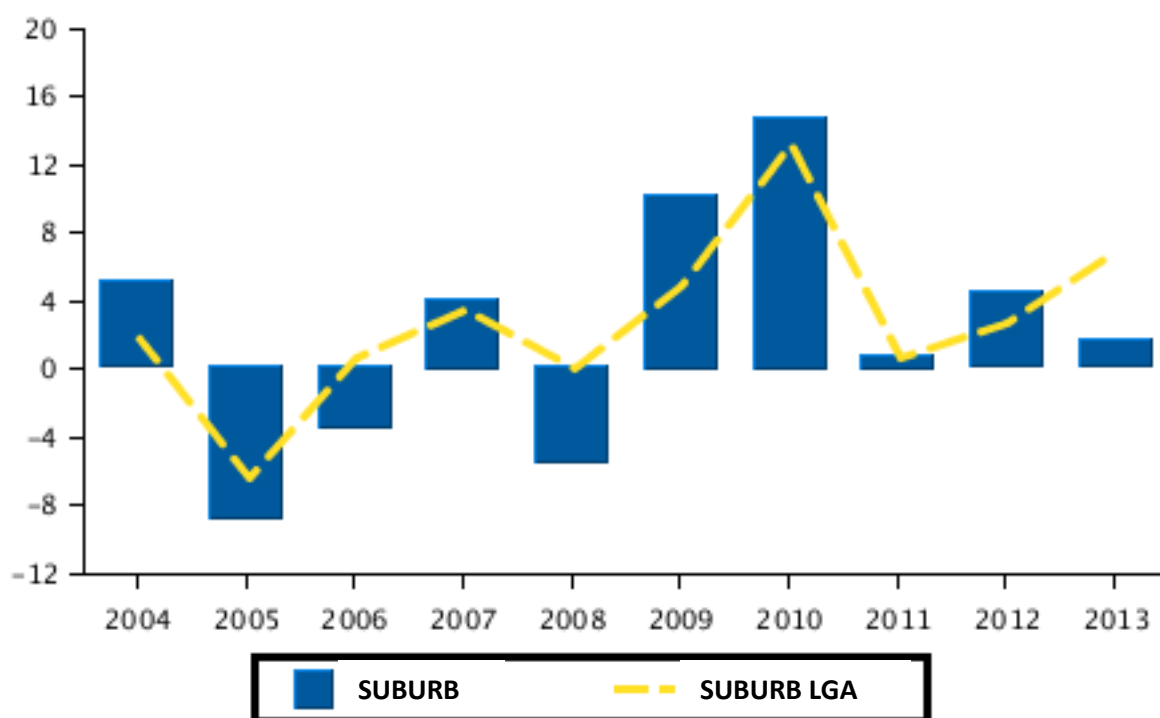
Average Number Of Days Advertised

		Quantity	Average Number Of Days Advertised
HOUSE	\$400 - \$499	3	24
	\$500 - \$599	1	60
	\$600 - \$699	1	14

▶ CAPITAL GROWTH MEDIAN PRICES

Capital Growth in Median Prices (Houses)

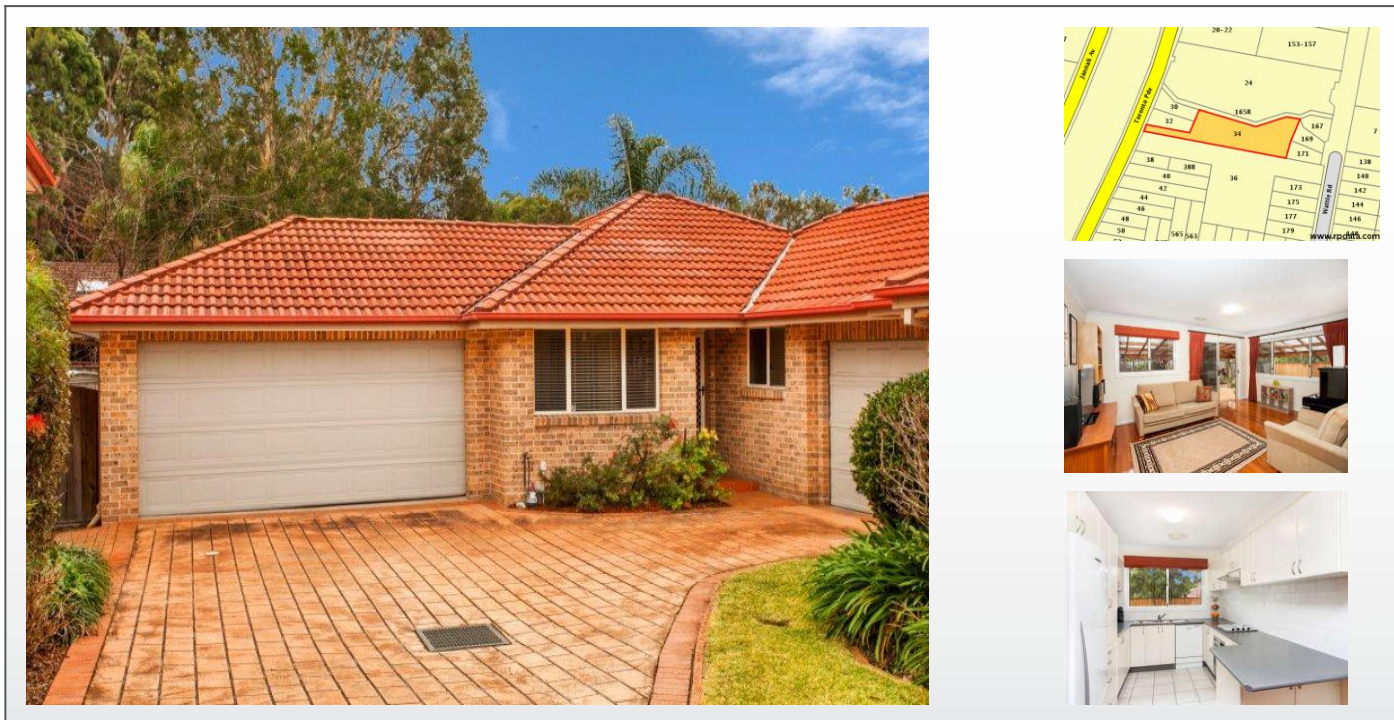
Period	SUBURB	SUBURB LGA
	% Change	% Change
2013	1.7%	6.9%
2012	4.5%	2.7%
2011	0.8%	0.7%
2010	14.8%	13.1%
2009	10.2%	4.8%
2008	-5.8%	0%
2007	4.1%	3.5%
2006	-3.7%	0.7%
2005	-9%	-6.5%
2004	5.1%	1.8%



► SUGGESTED LISTING PRICE

3	1	2	3,901m ²
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Property Address



► APPRAISAL PRICE

Recommended Listing Price:
Appraisal Price Range: \$648,000 - \$749,000

Prepared On: Date
 Prepared For: Customer

► AGENT DETAILS

CBA Lender

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