

## Summary for sale of 11 Annmaree Drive, Indented Head

Address - Indented Head		Comp	Sold / Ask Price	SOLD	House m2	Land m2	Garage m2	Carport m2	Cov Alfnm2	Deck m2	FF Balc m2	Shed m2	Pool \$	Pav/ D'way	Landsc \$
11 Annmaree Drive				NO	180	538	36.53	0	15	12	0	0	\$0	100	\$10,000
58-60 Glenrana Drive		\$471,237	\$605,000	YES	197	777	32.4	0	31.5	0	0	0	\$0	65	\$7,500
47 Seascape Dr		\$736,734	\$620,000	NO	140	465	64	0	25	0	0	0	\$0	130	\$10,000
70 Glenrana Dr		\$625,647	\$639,000	NO	165	644	33	0	13	0	0	0	\$0	50	\$10,000
11 Sorrento Tce		\$658,679	\$640,000	YES	220	303	36	0	15	24	25	0	\$0	50	\$5,000
27 Seascape Dr		\$635,943	\$650,000	YES	198	514	36	0	18.5	0	0	0	\$0	65	\$10,000
6 Seamist Crt		\$512,767	\$676,000	NO	140	733	64	0	25	0	0	0	\$0	130	\$10,000
Closest			639k-650k		3,5,7	7	6,7	all	6	0	0	all	all	4,8	3,4,7,8

Address	11 Annmaree Drive Indented Heads	Address	70 Glenrana Drive Indented Heads		Diff	Cost Diff
Sold / Ask Price	\$625,647	Sold / Ask Price	\$639,000			
SOLD	NO	SOLD JUN 2018	no			
House m2	180	House m2	165		15	\$25,305
Land m2	538	Land m2	644		-106	-\$53,000
Garage m2	36.53	Garage m2	33		3.53	\$1,942
Carport m2	0	Carport m2	0		0	\$0
Cov Alfresco m2	15	Cov Alfresco m2	13		2	\$1,300
Decking m2	12	Decking m2	0		12	\$3,600
FF Balcony m2	0	FF Balcony m2	0		0	\$0
Shedding m2	0	Shedding m2	0		0	\$0
Pool cost	0	Pool cost	\$0		\$0	\$0
Paving/ Driveway	100	Paving/ Driveway	50		50	\$7,500
Landscaping cost	\$10,000	Landscaping cost	\$10,000		\$0	\$0
			<b>Total</b>			<b>-\$13,353</b>
Price -Land rate = House / House m2		Price	Land	House	Hm2 rate	
		\$639,000	\$360,640	\$278,360	\$1,687	

Address	11 Annmaree Drive Indented Heads		Address	58-60 Glenrana Drive Indented Heads		Diff	Cost Diff
Sold / Ask Price	\$471,237		Sold / Ask Price	\$605,000			
SOLD	NO		sold APRIL 2018	YES			
House m2	180		House m2	197		-17	-\$14,660
Land m2	538		Land m2	777		-239	-\$119,500
Garage m2	36.53		Garage m2	32.4		4.13	\$2,272
Carport m2	0		Carport m2	0		0	\$0
Cov Alfresco m2	15		Cov Alfresco m2	31.5		-16.5	-\$10,725
Decking m2	12		Decking m2	0		12	\$3,600
FF Balcony m2	0		FF Balcony m2	0		0	\$0
Shedding m2	0		Shedding m2	0		0	\$0
Pool cost	0		Pool cost	\$0		\$0	\$0
Paving/ Driveway	100		Paving/ Driveway	65		35	\$5,250
Landscaping cost	\$10,000		Landscaping cost	\$7,500		\$2,500	\$0
				<b>Total</b>			<b>-\$133,763</b>
Price -Land rate = House / House m2			Price	Land	House	Hm2 rate	
			\$605,000	\$435,120	\$169,880	\$862	

Address	11 Annmaree Drive Indented Heads	Address	47 Seascape Drive Indented Head		Diff	Cost Diff
Sold / Ask Price	\$736,734	Sold / Ask Price	\$620,000			
SOLD	NO	SOLD JUN 2018	NO			
House m2	180	House m2	140		40	\$102,743
Land m2	538	Land m2	465		73	\$36,500
Garage m2	36.53	Garage m2	64		-27.47	-\$15,109
Carport m2	0	Carport m2	0		0	\$0
Cov Alfresco m2	15	Cov Alfresco m2	25		-10	-\$6,500
Decking m2	12	Decking m2	0		12	\$3,600
FF Balcony m2	0	FF Balcony m2	0		0	\$0
Shedding m2	0	Shedding m2	0		0	\$0
Pool cost	0	Pool cost	\$0		\$0	\$0
Paving/ Driveway	100	Paving/ Driveway	130		-30	-\$4,500
Landscaping cost	\$10,000	Landscaping cost	\$10,000		\$0	\$0
			<b>Total</b>			<b>\$116,734</b>
Price -Land rate = House / House m2		Price	Land	House	Hm2 rate	
		\$620,000	\$260,400	\$359,600	\$2,569	

Address	11 Annmaree Drive Indented Head		Address	11 Sorrento tce Indented Head		Diff	Cost Diff
Sold / Ask Price	\$658,679		Sold / Ask Price	\$640,000			
SOLD	NO		sold 10 Aug 2018	yes			
House m2	180		House m2	220		-40	-\$85,513
Land m2	538		Land m2	303		235	\$117,500
Garage m2	36.53		Garage m2	36		0.53	\$292
Carport m2	0		Carport m2	0		0	\$0
Cov Alfresco m2	15		Cov Alfresco m2	15		0	\$0
Decking m2	12		Decking m2	24		-12	-\$3,600
FF Balcony m2	0		FF Balcony m2	25		-25	-\$17,500
Shedding m2	0		Shedding m2	0		0	\$0
Pool cost	0		Pool cost	\$0		\$0	\$0
Paving/ Driveway	100		Paving/ Driveway	50		50	\$7,500
Landscaping cost	\$10,000		Landscaping cost	\$5,000		\$5,000	\$0
				<b>Total</b>			<b>\$18,679</b>
Price -Land rate = House / House m2			Price	Land	House	Hm2 rate	
			\$640,000	\$169,680	\$470,320	\$2,138	

Address	11 Annmaree Drive Indented Heads		Address	27 Seascape Dr Indented Heads		Diff	Cost Diff
Sold / Ask Price	\$635,943		Sold / Ask Price	\$650,000	?????		
SOLD	NO		sold 15 may 2018	YES			
House m2	180		House m2	198		-18	-\$32,924
Land m2	538		Land m2	514		24	\$12,000
Garage m2	36.53		Garage m2	36		0.53	\$292
Carport m2	0		Carport m2	0		0	\$0
Cov Alfresco m2	15		Cov Alfresco m2	18.5		-3.5	-\$2,275
Decking m2	12		Decking m2	0		12	\$3,600
FF Balcony m2	0		FF Balcony m2	0		0	\$0
Shedding m2	0		Shedding m2	0		0	\$0
Pool cost	0		Pool cost	\$0		\$0	\$0
Paving/ Driveway	100		Paving/ Driveway	65		35	\$5,250
Landscaping cost	\$10,000		Landscaping cost	\$10,000		\$0	\$0
				<b>Total</b>			<b>-\$14,057</b>
Price -Land rate = House / House m2			Price	Land	House	Hm2 rate	
			\$650,000	\$287,840	\$362,160	\$1,829	

Address	11 Annmaree Drive Indented Heads		Address	6 Seamist Court Indented Head		Diff	Cost Diff
Sold / Ask Price	\$512,767		Sold / Ask Price	\$676,000			
SOLD	NO		sold 22nd jan 18	NO			
House m2	180		House m2	215		-35	-\$43,224
Land m2	538		Land m2	733		-195	-\$97,500
Garage m2	36.53		Garage m2	64		-27.47	-\$15,109
Carport m2	0		Carport m2	0		0	\$0
Cov Alfresco m2	15		Cov Alfresco m2	25		-10	-\$6,500
Decking m2	12		Decking m2	0		12	\$3,600
FF Balcony m2	0		FF Balcony m2	0		0	\$0
Shedding m2	0		Shedding m2	0		0	\$0
Pool cost	0		Pool cost	\$0		\$0	\$0
Paving/ Driveway	100		Paving/ Driveway	130		-30	-\$4,500
Landscaping cost	\$10,000		Landscaping cost	\$10,000		\$0	\$0
				<b>Total</b>			<b>- \$163,233</b>
Price -Land rate = House / House m2			Price	Land	House	Hm2 rate	
			\$676,000	\$410,480	\$265,520	\$1,235	

Estimated