

Comparative Market Appraisal

Prepared for **Mr Wayne and Dianne Burgess** on 17th July 2019



49 Anniversary Drive Diamond Beach NSW 2430

Karen Hoswell (Nadine - Assistant)
JKL Real Estate

Shop 4 The Marina 2 Little Street
FORSTER NSW 2428

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The Proprietor
49 Anniversary Drive
Diamond Beach NSW 2430

17th June 2019

Dear Wayne and Dianne

Thank you for the opportunity to appraise your property at 3/96 Head Street Forster NSW 2428

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,
Karen Hoswell

Karen Hoswell
JKL Real Estate
Shop 4 The Marina
2 Little Street
FORSTER NSW 2428
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Comparable Sales



26 Twilight Close Red Head NSW 2430

Sold Price **\$790,000**

4 2 2 776m² 217m²

Sold Date 24-Apr-19 Price Change ▼-10.7% Year Built 2016
DOM 251 First Listing \$885,000
Distance 1.55km Last Listing \$799,000



22 Red Head Road Red Head NSW 2430

Sold Price **\$560,000**

4 2 2 558m² -

Sold Date 08-Feb-19 Price Change ▼-3.3% Year Built -
DOM 71 First Listing \$579,000
Distance 2.07km Last Listing \$579,000



2A Coastal View Drive Tallwoods Village NSW 2430

Sold Price ^{RS} **\$633,000**

4 2 2 1,125m² -

Sold Date 19-Jun-19 Price Change ▼-2.6% Year Built -
DOM 132 First Listing \$649,950
Distance 3.42km Last Listing \$649,950



26 High Street Black Head NSW 2430

Sold Price ^{RS} **\$985,000**

3 2 2 740m² 213.74

Sold Date 28-Jun-19 Price Change ▼-14.3% Year Built 2017
DOM 201 First Listing \$1,150,000
Distance 3.52km Last Listing \$990,000



13 Illusions Court Tallwoods Village NSW 2430

Sold Price **\$575,000**

3 2 2 789m² -

Sold Date 09-May-19 Price Change ▼-7.3% Year Built -
DOM 108 First Listing \$620,000
Distance 4.01km Last Listing \$590,000



DOM = Days on market

RS = Recent sale


UN = Undisclosed Sale

Comparable Sales



26 Grangewood Avenue Tallwoods
Village NSW 2430

Sold Price **\$680,000**

 4
  2
  2
  820m²
  205m²

Sold Date	11-Feb-19	Price Change	▼ -4.9%	Year Built	2012
DOM	69	First Listing	\$715,000		
Distance	4.1km	Last Listing	\$699,000		



Comparable Listings



70 Anniversary Drive Diamond Beach NSW 2430

 4
  2
  2
  1,508m²
 -

Listing Price	Listed Date	19-Apr-19	Year Built	-
\$790,000	DOM	90 days	Distance	0.02km



4 Twilight Close Red Head NSW 2430

 3
  2
  2
  792m²
 300m²

Listing Price	Listed Date	21-May-19	Year Built	2012
\$945,000	DOM	58 days	Distance	1.57km



61 Red Head Road Red Head NSW 2430

 4
  2
  2
  558m²
 -

Listing Price	Listed Date	09-Nov-17	Year Built	-
\$675,000	DOM	616 days	Distance	2.13km



15 Bellevue Place Black Head NSW 2430

 4
  2
  2
  662m²
 -

Listing Price	Listed Date	20-Mar-19	Year Built	-
\$639,000	DOM	120 days	Distance	2.54km



20 Eastern Valley Way Tallwoods Village NSW 2430

 4
  2
  2
  795m²
 -

Listing Price	Listed Date	14-Feb-19	Year Built	-
\$765,000	DOM	154 days	Distance	2.75km



DOM = Days on market

38 The Southern Parkway Forster

49 Anniversary Drive Diamond Beach NSW 2430

3  2  2  878m²  220m² 



Your Property History

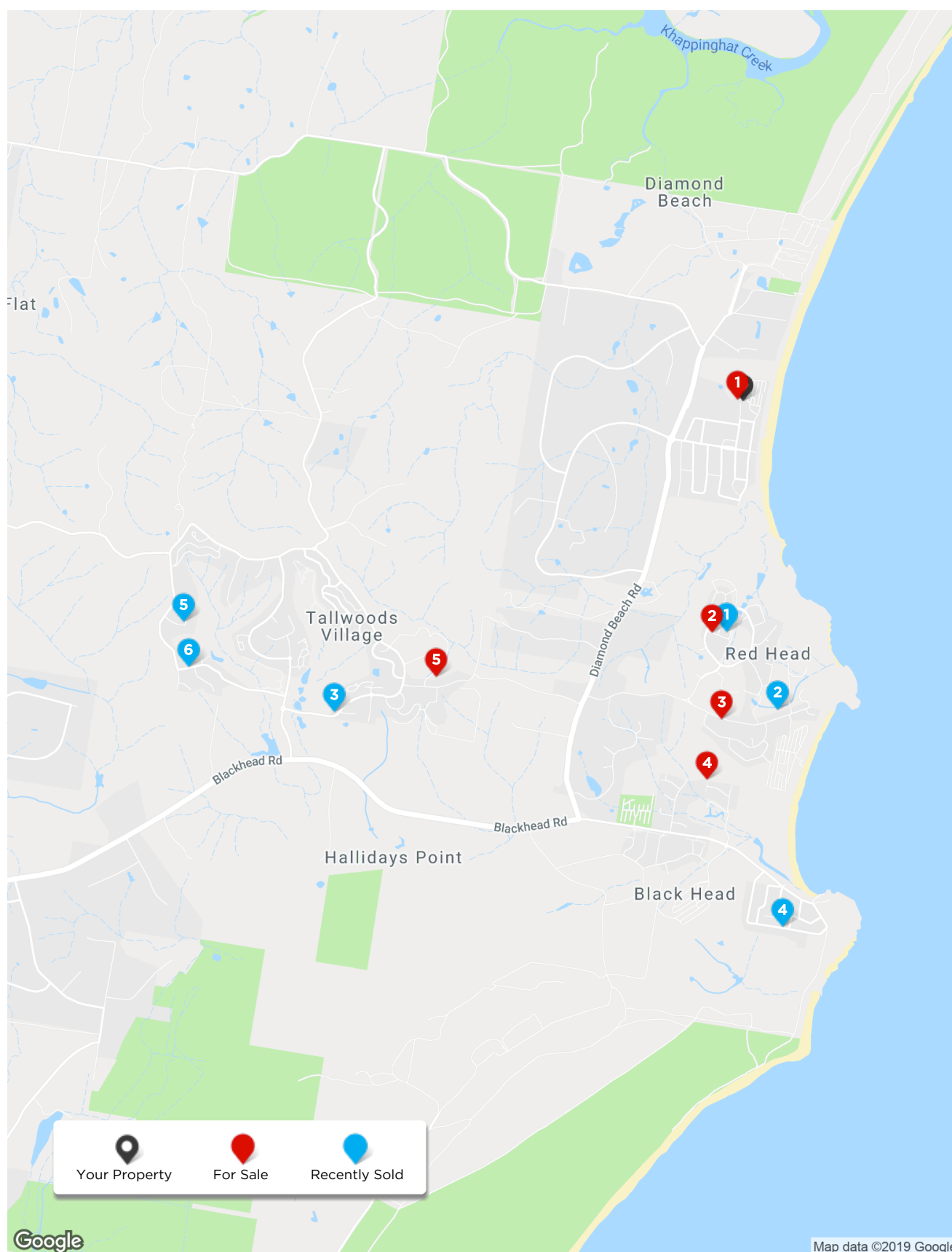
- 27 Aug, 2018** - Listed for sale at New to the Market
- 28 Mar, 2002** - Sold for \$135,000
- 2003** - Property Built



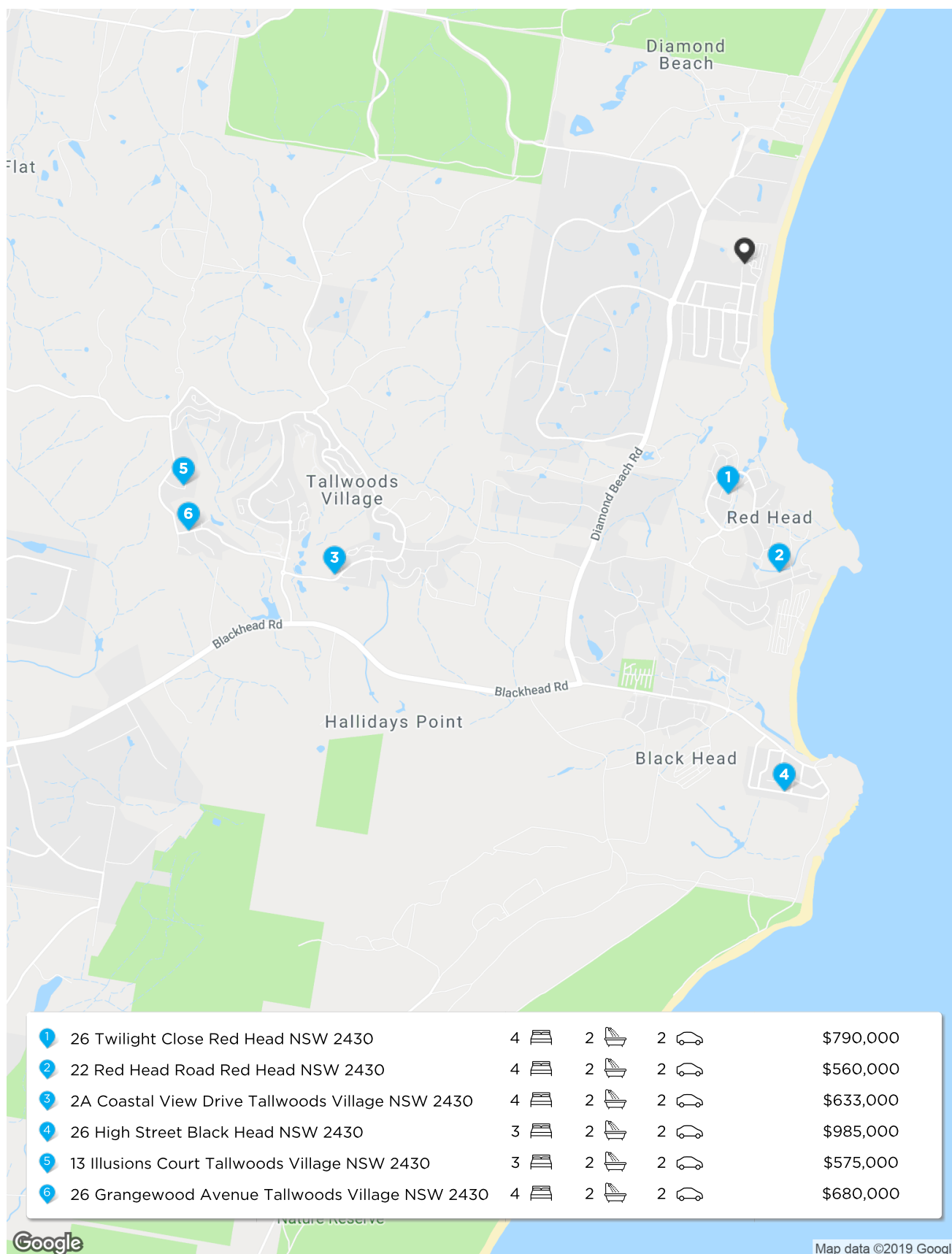
Introducing Karen Hoswell

I have lived and worked in Forster for 40 years running a family owned Real Estate Agency.
JKL have won, rate my agent in the region for the past 3 years including 2019!!

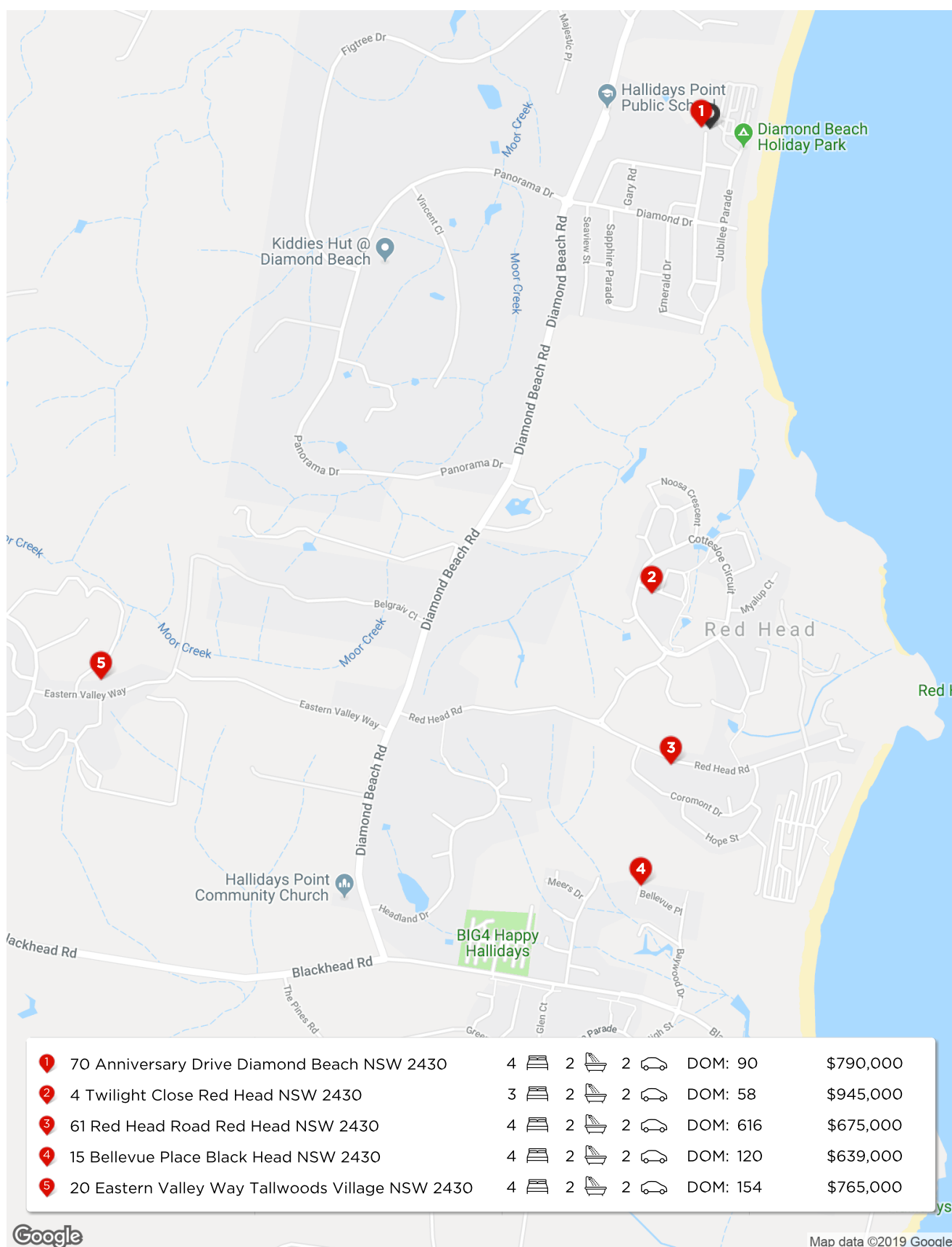
Comparables Map: Sales & Listings



Comparables Map: Sales

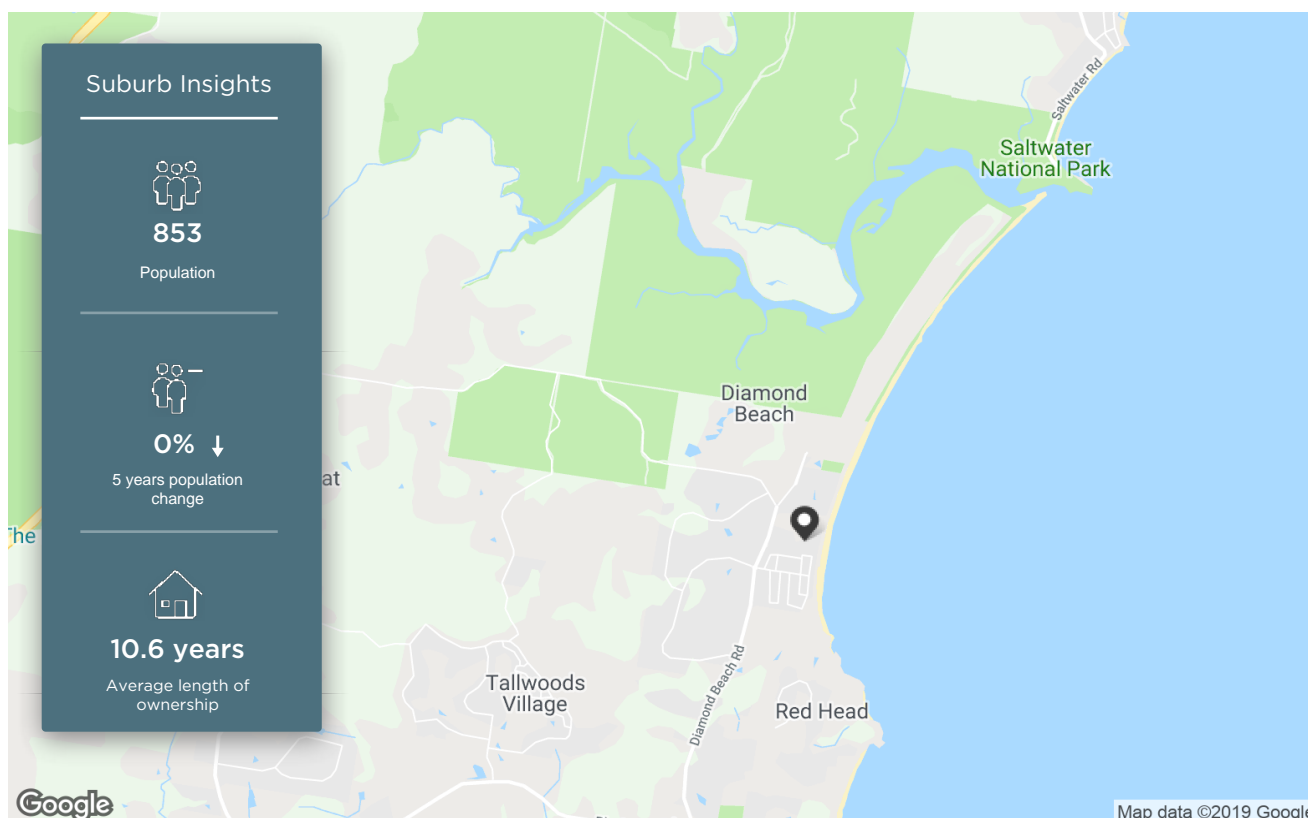


Comparables Map: Listings



Diamond Beach

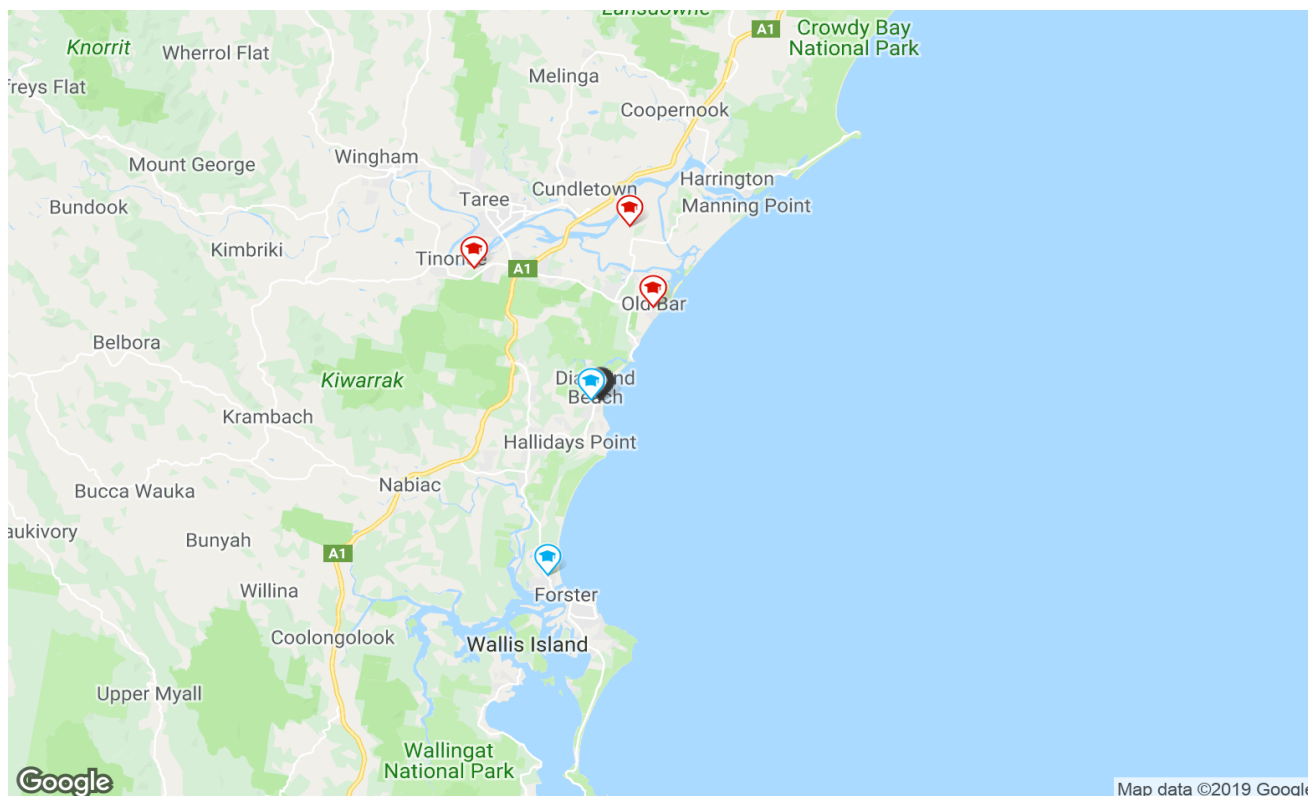
Demographic



The size of Diamond Beach is approximately 10.5 square kilometres. It has 3 parks covering nearly 49.6% of total area. The population of Diamond Beach in 2011 was 849 people. By 2016 the population was 853 showing a population growth of 0.5% in the area during that time. The predominant age group in Diamond Beach is 60-69 years. Households in Diamond Beach are primarily childless couples and are likely to be repaying \$1400 - \$1799 per month on mortgage repayments. In general, people in Diamond Beach work in a professional occupation. In 2011, 67.3% of the homes in Diamond Beach were owner-occupied compared with 70.2% in 2016. Currently the median sales price of houses in the area is \$585,000.

HOUSEHOLD STRUCTURE		HOUSEHOLD OCCUPANCY		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
Childless Couples	54.2	Owns Outright	44.3	0-15.6K	6.0	0-9	10.5
Couples with Children	30.2	Purchaser	25.9	15.6-33.8K	17.3	10-19	12.3
Single Parents	14.9	Renting	28.0	33.8-52K	16.7	20-29	6.2
		Other	0.9	52-78K	17.6	30-39	6.4
				78-130K	20.5	40-49	10.7
				130-182K	5.4	50-59	18.4
				182K+	3.9	60-69	21.6
						70-79	7.2
						80-89	2.9

Local Schools



	SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
	Hallidays Point Public School 300 Diamond Beach Road Diamond Beach NSW 2430	0.25km	Primary	Mixed	Government	0-6
	Old Bar Public School 2-10 Smith Street Old Bar NSW 2430	8.83km	Primary	Mixed	Government	0-6
	Manning Adventist School 19 Urray Road Tinonee NSW 2430	14.27km	Primary	Mixed	Non-Government	1-6
	Oxley Island Public School 74 Oxley Island Road Oxley Island NSW 2430	14.35km	Primary	Female	Government	0-6
	Great Lakes College Senior Campus 2/31 Parkes Street Tuncurry NSW 2428	14.66km	Secondary	Mixed	Government	11-12



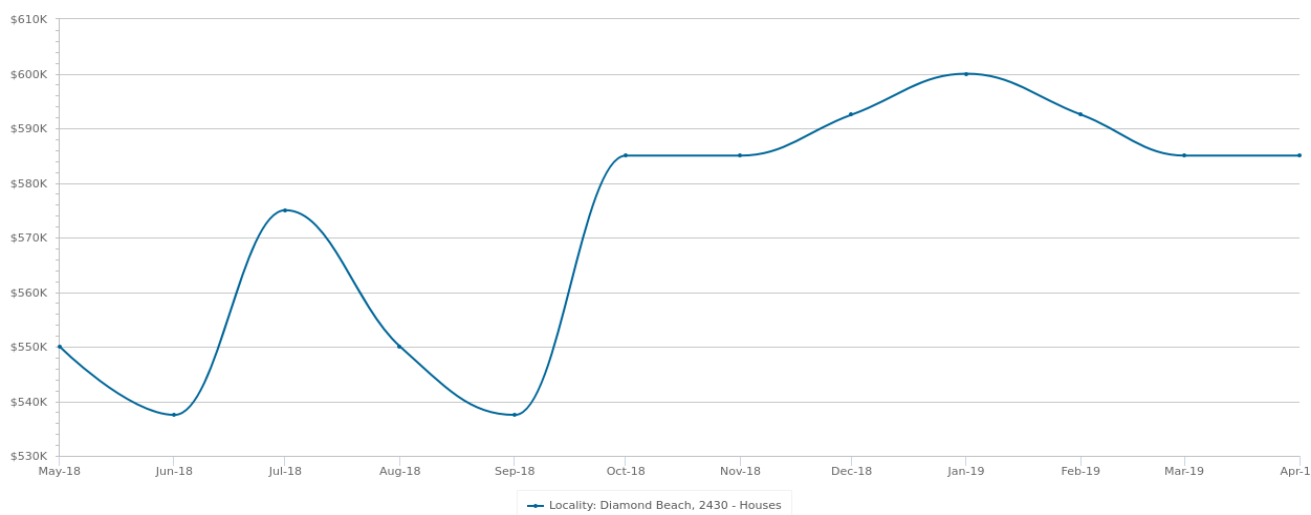
Property is within school catchment area



Property is outside school catchment area

Recent Market Trends

Median Sale Price - 12 months (House)

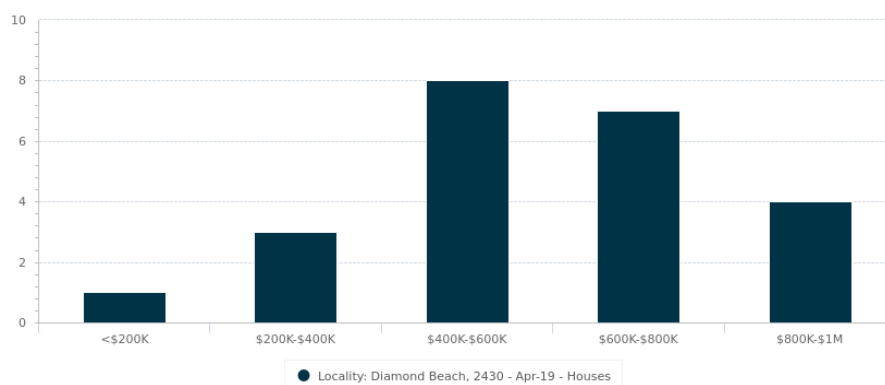


Statistics are calculated over a rolling 12 month period

PERIOD	PROPERTIES SOLD	MEDIAN PRICE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
Apr 2019	3	\$585,000	0.0%	76	14	\$385
Mar 2019	2	\$585,000	-1.3% ▼	76	11	\$390
Feb 2019	2	\$592,500	-1.2% ▼	91	9	\$390
Jan 2019	4	\$600,000	1.3% ▲	99	9	\$400
Dec 2018	1	\$592,500	1.3% ▲	117	11	\$400
Nov 2018	4	\$585,000	0.0%	117	11	\$405
Oct 2018	2	\$585,000	8.8% ▲	112	11	\$425
Sep 2018	2	\$537,500	-2.3% ▼	106	9	\$410
Aug 2018	4	\$550,000	-4.3% ▼	117	10	\$417
Jul 2018	3	\$575,000	7.0% ▲	132	8	\$450
Jun 2018	-	\$537,500	-2.3% ▼	125	7	\$410
May 2018	4	\$550,000	6.3% ▲	112	9	\$410

Sales by Price - 12 months (House)

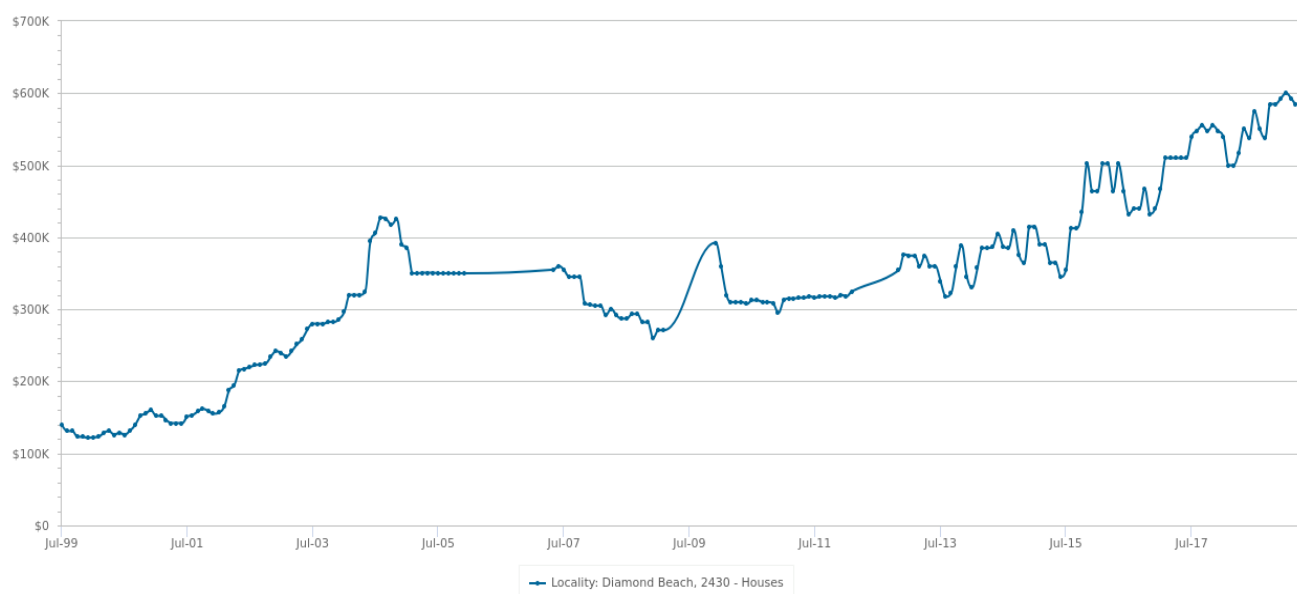
PRICE	NUMBER
<\$200K	1
\$200K-\$400K	3
\$400K-\$600K	8
\$600K-\$800K	7
\$800K-\$1M	4
1M-2M	0
>2M	0



Statistics are calculated over a rolling 12 month period

Long Term Market Trends

Median Sale Price - 20 years (House)



Statistics are calculated over a rolling 12 month period

PERIOD	PROPERTIES SOLD	MEDIAN PRICE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
2019	31	\$585,000	13.0% ▲	76	26	\$385
2018	30	\$517,500	1.5% ▲	111	28	\$410
2017	37	\$510,000	9.9% ▲	68	36	\$372
2016	26	\$464,000	27.1% ▲	116	37	\$400
2015	19	\$365,000	-5.2% ▼	-	40	\$335
2014	19	\$385,000	2.8% ▲	-	31	-
2013	20	\$374,500	-	-	32	\$350
2012	8	-	-	-	34	\$300
2011	21	\$316,000	1.9% ▲	-	27	\$390
2010	13	\$310,000	-	-	27	-
2009	8	-	-	-	22	-
2008	16	\$300,729	-	-	20	-
2007	9	-	-	-	6	-
2006	6	-	-	-	1	-
2005	16	\$350,750	9.6% ▲	-	1	-
2004	27	\$320,000	27.2% ▲	-	3	-
2003	18	\$251,500	29.0% ▲	-	-	-
2002	41	\$195,000	37.3% ▲	-	-	-
2001	31	\$142,000	8.4% ▲	-	-	-
2000	31	\$131,000	8.9% ▲	-	-	-

Summary

49 Anniversary Drive Diamond Beach NSW 2430



Appraisal price range

Please note that the market has levelled off everywhere!

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