

# Comparative Market Appraisal

Prepared for **Frank Vogel** on **5th August 2019**



## 6 Raffia Place Forster NSW 2428



**Karen Hoswell (Nadine - Assistant)**  
**JKL Real Estate**

Shop 4 The Marina 2 Little Street  
FORSTER NSW 2428

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# 6 Raffia Place Forster

## 6 Raffia Place Forster NSW 2428

4  3  3  952m<sup>2</sup>  - 



## Your Property History

- 14 May, 2019 - Listed for sale at \$789,000
- 12 Sep, 2018 - Sold for \$0
- 11 Jul, 2002 - Sold for \$460,000



### Introducing Karen Hoswell

I have lived and worked in Forster /Tuncurry 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!!



# Comparable Sales



8 Lutea Place Forster NSW 2428

**Sold Price** \$683,000

4 Beds 2 Baths 2 Car 703m<sup>2</sup> -

Sold Date 29-Nov-18 Price Change ▼ -5% Year Built -  
DOM 63 First Listing \$719,000  
Distance 0.27km Last Listing \$689,000

1



6 Kentia Drive Forster NSW 2428

**Sold Price** \$595,000

4 Beds 2 Baths 2 Car 778m<sup>2</sup> 211m<sup>2</sup>

Sold Date 12-Feb-19 Price Change ▼ -7% Year Built 1990  
DOM 217 First Listing \$640,000  
Distance 0.29km Last Listing \$615,000

2



31 Hesper Drive Forster NSW 2428

**Sold Price** <sup>RS</sup> \$625,000

4 Beds 2 Baths 2 Car 550m<sup>2</sup> 179m<sup>2</sup>

Sold Date 18-Jul-19 Price Change ▼ -3.7% Year Built 2007  
DOM 66 First Listing \$649,000  
Distance 0.6km Last Listing \$649,000

3



62 Wamara Crescent Forster NSW 2428

**Sold Price** \$740,000

4 Beds 2 Baths 2 Car 700m<sup>2</sup> 250m<sup>2</sup>

Sold Date 22-Nov-18 Price Change ▼ -5% Year Built 2005  
DOM 203 First Listing \$779,000  
Distance 0.68km Last Listing \$749,000

4



34 Wamara Crescent Forster NSW 2428

**Sold Price** \$635,000

4 Beds 2 Baths 2 Car 635m<sup>2</sup> 215m<sup>2</sup>

Sold Date 15-Feb-19 Price Change ▼ -7.3% Year Built 2009  
DOM 159 First Listing \$685,000  
Distance 0.69km Last Listing \$645,000

5

DOM = Days on market

RS = Recent sale

UN = Undisclosed Sale

# Comparable Sales



Nov 18

CoreLogic

## 30 The Southern Parkway Forster NSW 2428

**Sold Price** \$665,000

 4 Beds 2 Baths 2 Car Spaces 812m<sup>2</sup> -

Sold Date	04-Feb-19	Price Change	▼ -8.8%	Year Built	-
DOM	288	First Listing	\$729,000		
Distance	0.75km	Last Listing	\$670,000		

6



Nov 18

CoreLogic

## 21 Undara Circuit Forster NSW 2428

**Sold Price** \$732,500

 4 Beds 2 Baths 2 Car Spaces 624m<sup>2</sup> -

Sold Date	17-Jan-19	Price Change	▼ -3.5%	Year Built	-
DOM	65	First Listing	\$759,000		
Distance	1.07km	Last Listing	\$759,000		

7



Jul 19

first national

## 20 Wirrana Circuit Forster NSW 2428

**Sold Price** -

 4 Beds 2 Baths 2 Car Spaces 707m<sup>2</sup> 183m<sup>2</sup>

Sold Date	19-Dec-18	Price Change	-	Year Built	2013
DOM	28	First Listing	\$789,000		
Distance	1.1km	Last Listing	\$789,000		

8



Oct 18

## 42 Wirrana Circuit Forster NSW 2428

**Sold Price** \$792,500

 4 Beds 2 Baths 2 Car Spaces 952m<sup>2</sup> 205m<sup>2</sup>

Sold Date	21-Feb-19	Price Change	▼ -0.8%	Year Built	2015
DOM	205	First Listing	\$799,000		
Distance	1.13km	Last Listing	\$799,000		

9

DOM = Days on market

RS = Recent sale

UN = Undisclosed Sale

# Comparable Listings



180 Kularoo Drive Forster NSW 2428

4 2 2 592m<sup>2</sup> -

Listing Price  
\$699,000

Listed Date  
DOM 28-Dec-18  
221 days

Year Built 1995  
Distance 0.37km



74 Lakeview Crescent Forster NSW 2428

4 2 2 506m<sup>2</sup> -

Listing Price  
\$724,000

Listed Date  
DOM 21-Feb-19  
166 days

Year Built 1980  
Distance 0.68km



87 Wamara Crescent Forster NSW 2428

4 2 2 512m<sup>2</sup> 211m<sup>2</sup>

Listing Price  
\$785,000

Listed Date  
DOM 05-Sep-18  
335 days

Year Built 2018  
Distance 0.7km



23 Undara Circuit Forster NSW 2428

4 2 2 753m<sup>2</sup> -

Listing Price  
\$749,000

Listed Date  
DOM 12-Feb-19  
175 days

Year Built -  
Distance 1.08km



20 Wirrana Circuit Forster NSW 2428

4 2 2 707m<sup>2</sup> 183m<sup>2</sup>

Listing Price  
\$789,000

Listed Date  
DOM 09-Jul-19  
28 days

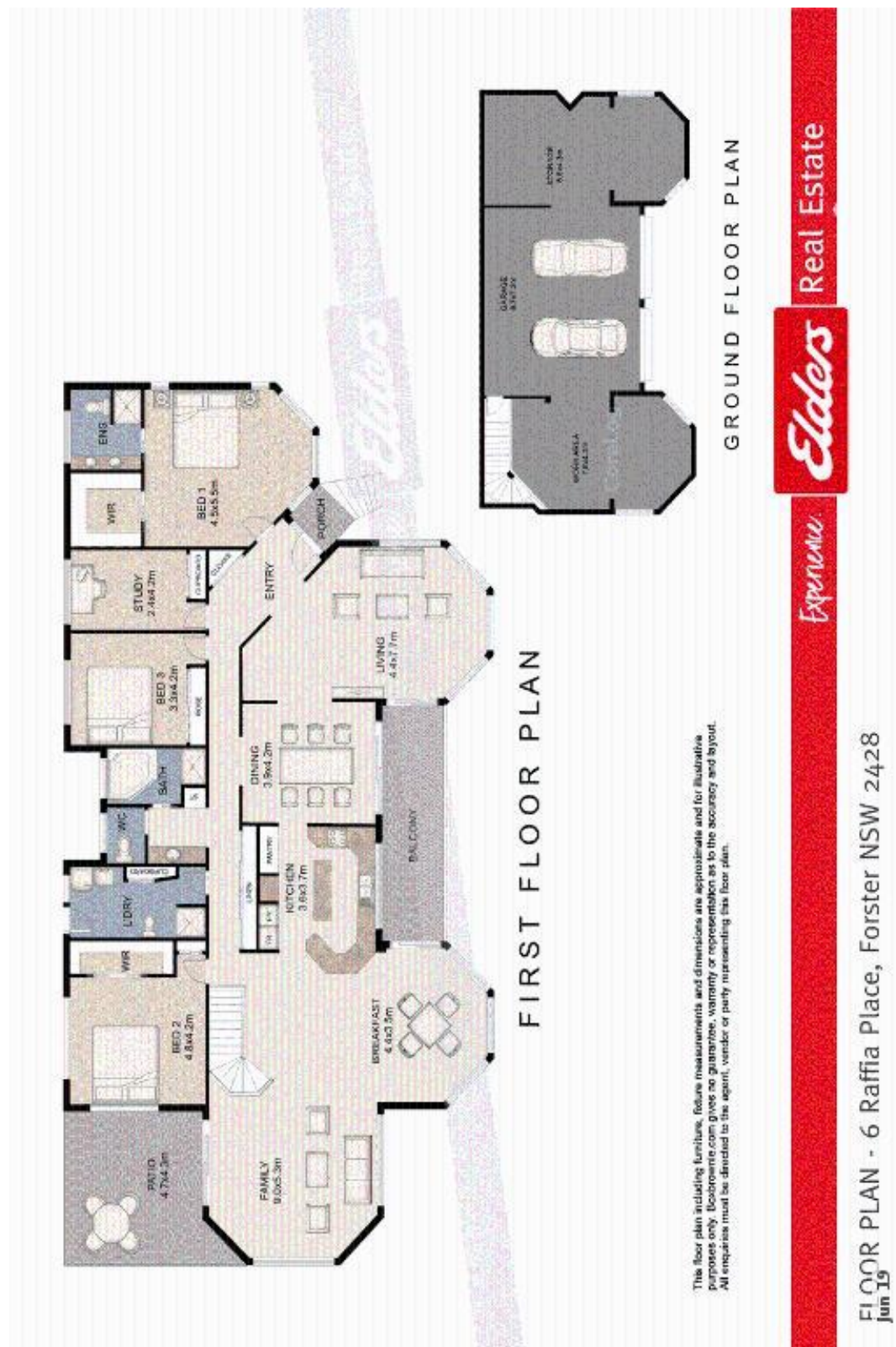
Year Built 2013  
Distance 1.1km



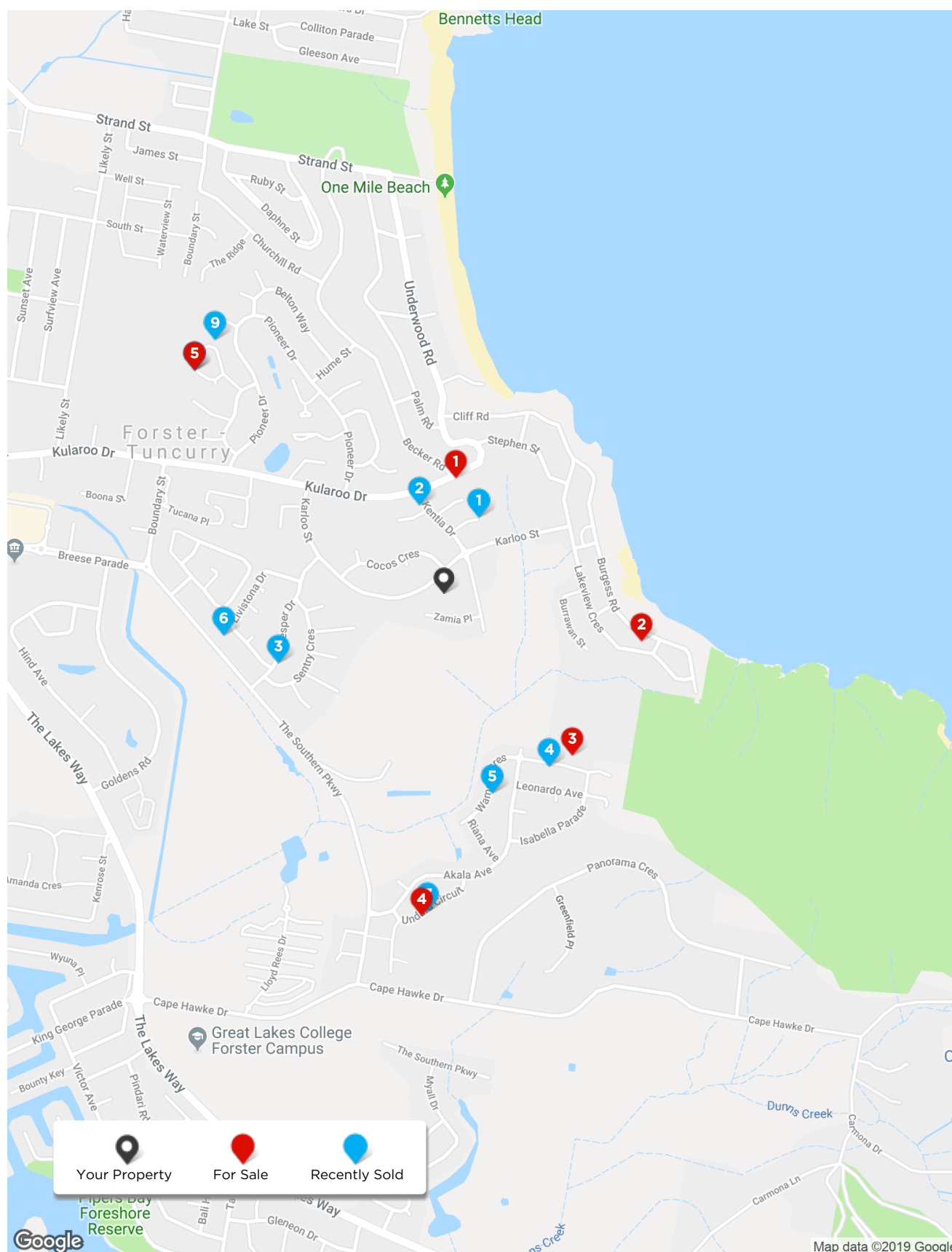
DOM = Days on market



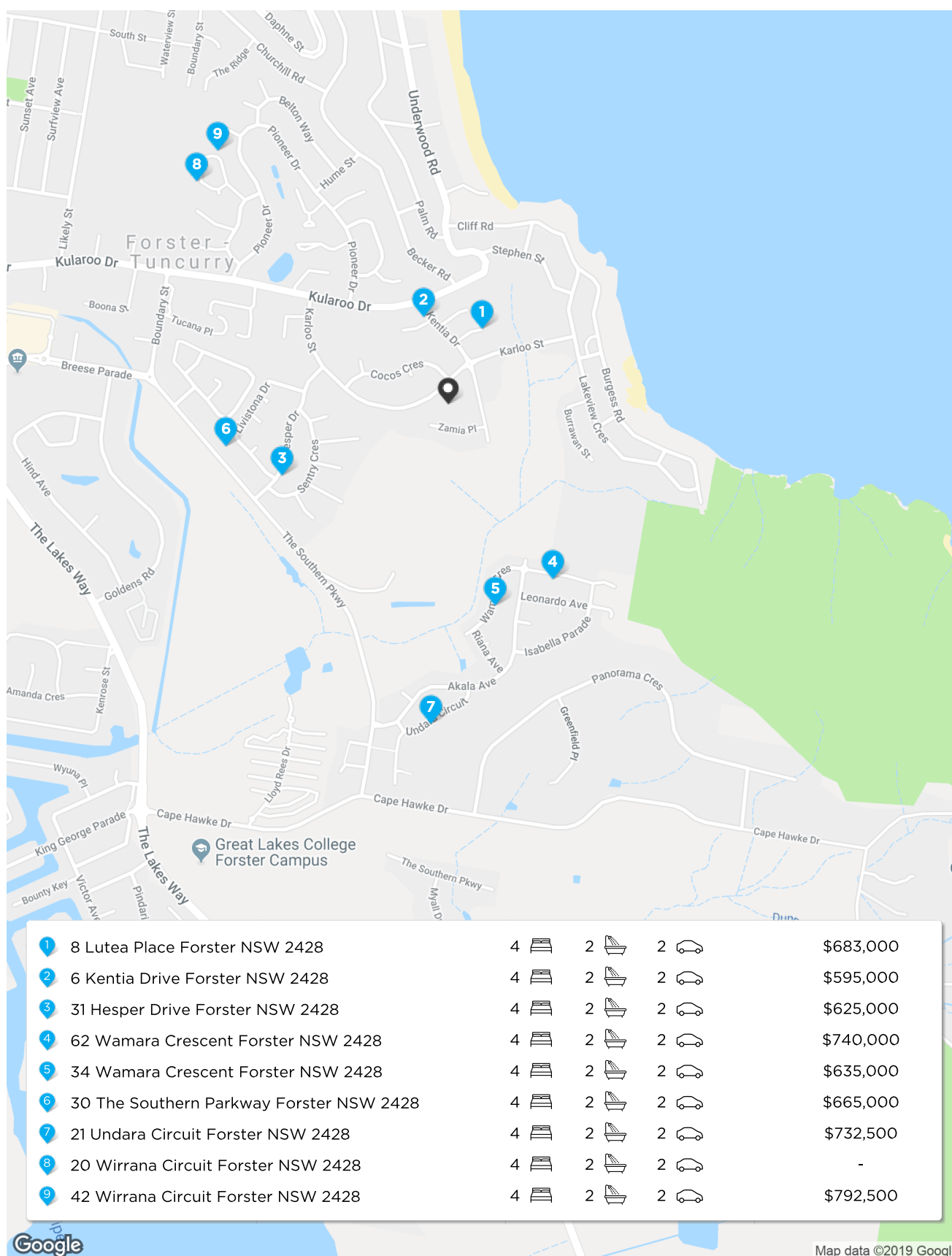
# Floor Plan



# Comparables Map: Sales & Listings

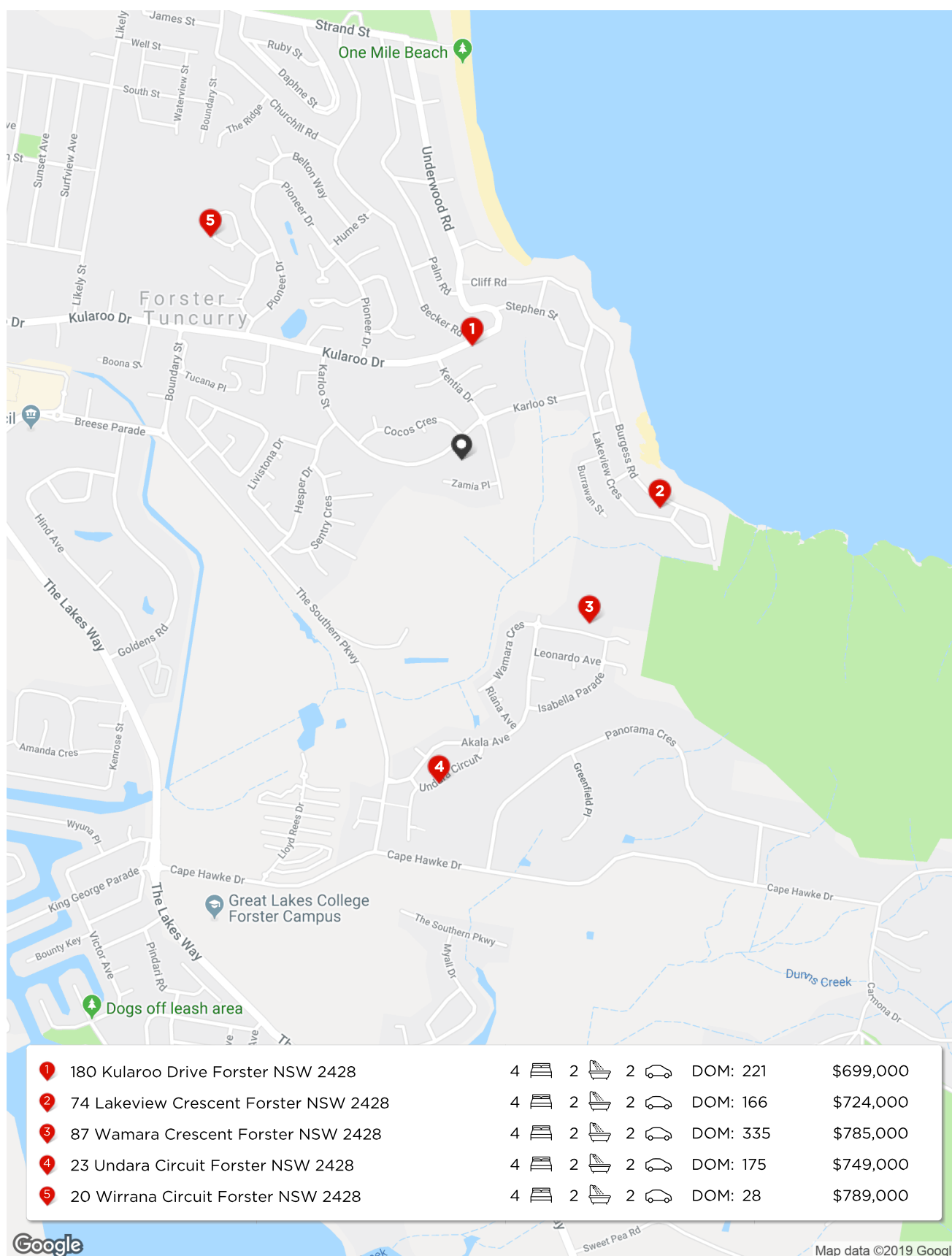


# Comparables Map: Sales





# Comparables Map: Listings



# Summary

## 6 Raffia Place Forster NSW 2428



### Appraisal price range

\$720,000 - \$780,000

### Notes from your agent

Karen Will assess the home before giving a realistic selling price



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The Proprietor  
6 Raffia Place  
Forster NSW 2428

5th August 2019

Dear Frank,

Thank you for the opportunity to appraise your property at 6 Raffia Place 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.

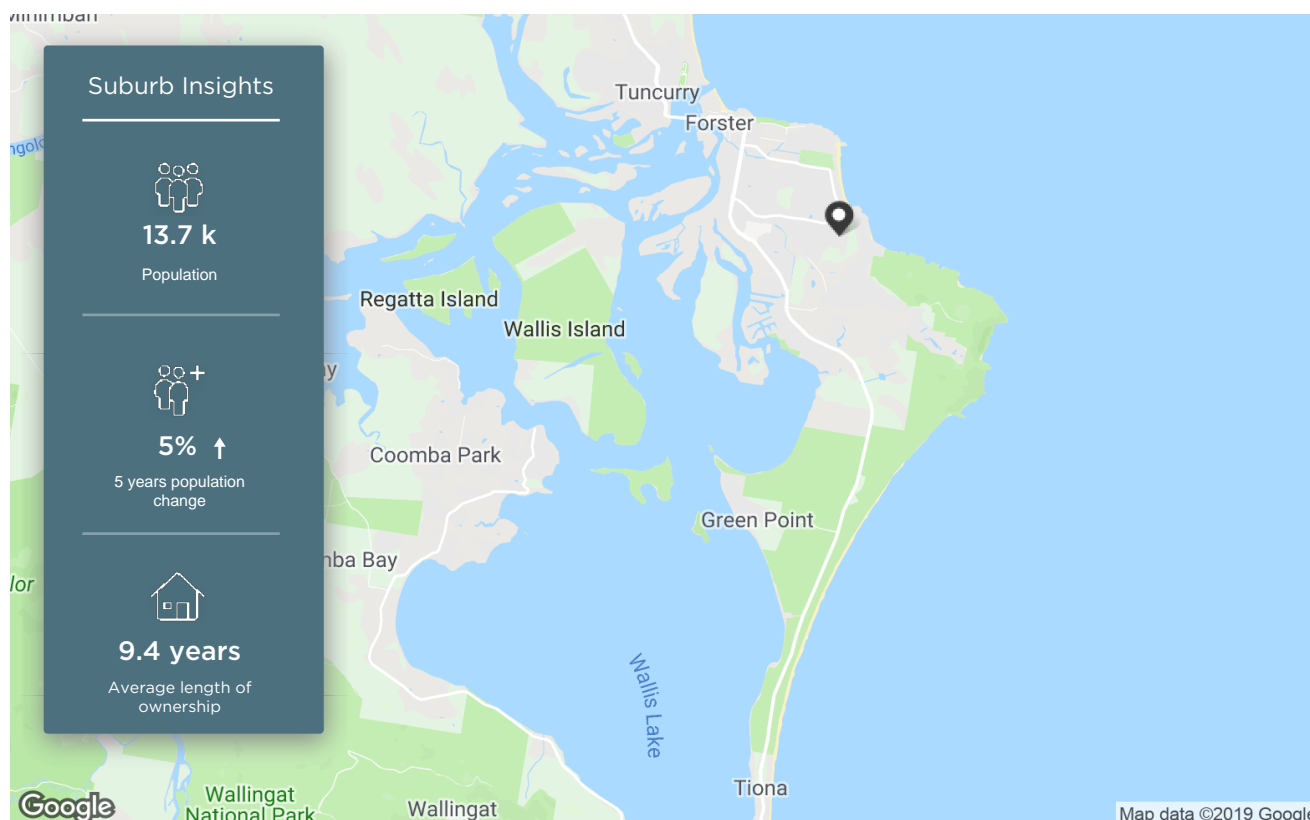
Yours Sincerely,

Karen Hoswell  
JKL Real Estate  
Shop 4 The Marina  
2 Little Street  
FORSTER NSW 2428  
m: 0408 078 606



# Forster

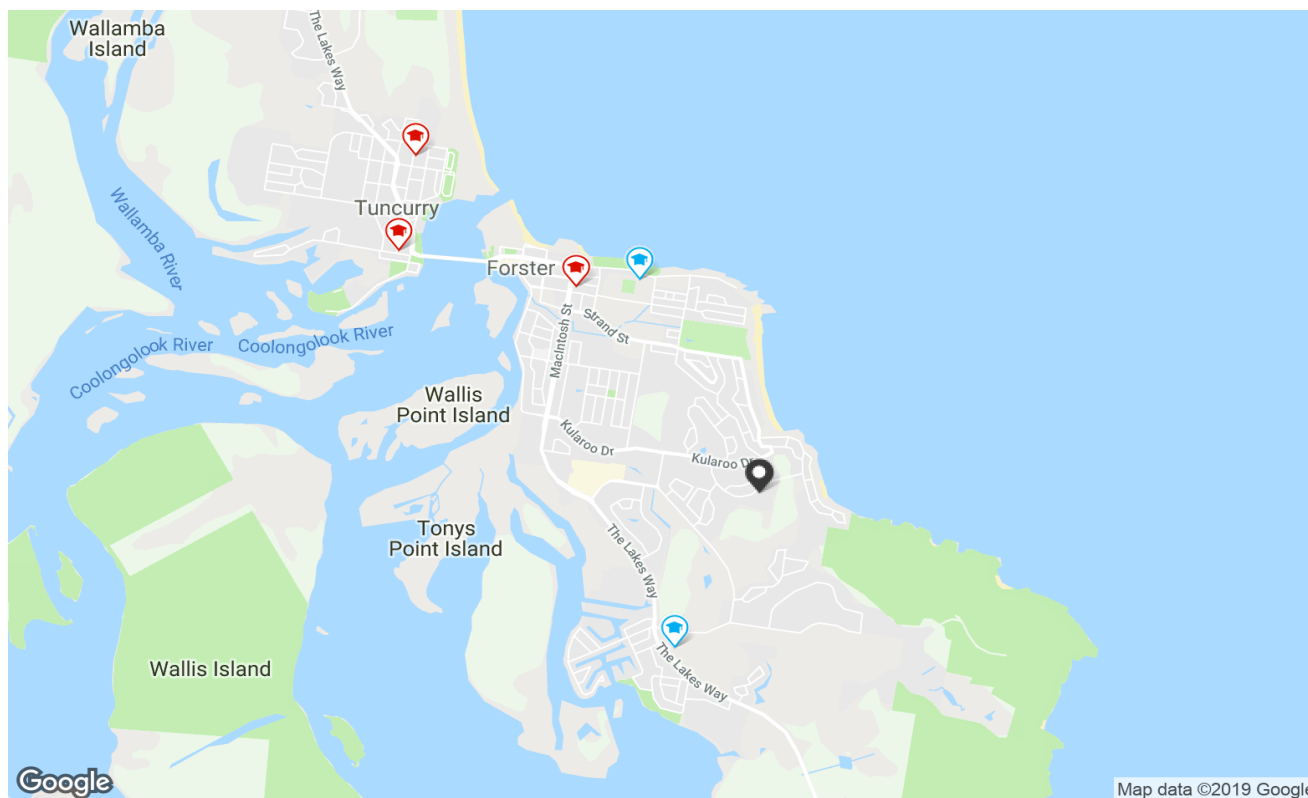
## Demographic



The size of Forster is approximately 32.6 square kilometres. It has 32 parks covering nearly 41.2% of total area. The population of Forster in 2011 was 13,117 people. By 2016 the population was 13,749 showing a population growth of 4.8% in the area during that time. The predominant age group in Forster is 60-69 years. Households in Forster are primarily childless couples and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Forster work in a professional occupation. In 2011, 67.1% of the homes in Forster were owner-occupied compared with 66.8% in 2016. Currently the median sales price of houses in the area is \$531,000.

HOUSEHOLD STRUCTURE		HOUSEHOLD OCCUPANCY		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
Childless Couples	54.3	Owns Outright	46.5	0-15.6K	4.5	0-9	9.1
Couples with Children	25.4	Purchaser	20.3	15.6-33.8K	23.3	10-19	10.0
Single Parents	19.0	Renting	28.3	33.8-52K	23.3	20-29	7.1
Other	1.5	Other	1.4	52-78K	17.0	30-39	7.9
		Not Stated	3.5	78-130K	13.6	40-49	10.1
				130-182K	4.4	50-59	12.5
				182K+	3.4	60-69	17.3
						70-79	15.4
						80-89	8.7
						90-99	1.9

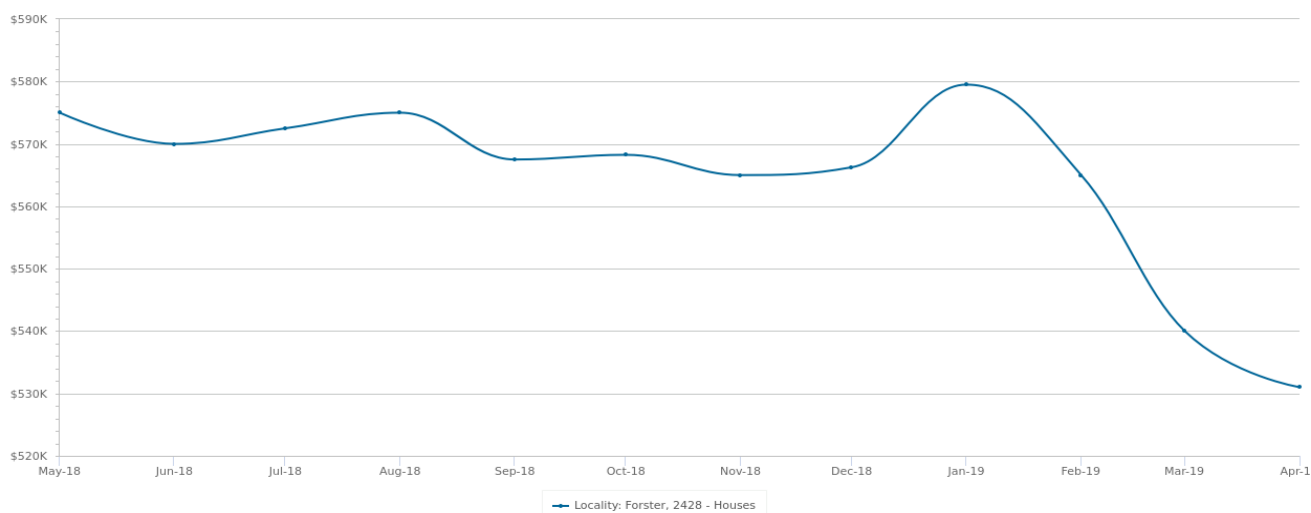
# Local Schools



	SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
	<b>Great Lakes College Forster Campus</b> Cape Hawke Drive Forster NSW 2428	1.75km	Secondary	Mixed	Government	7-10
	<b>Forster Public School</b> LOT 2 Lake Street Forster NSW 2428	2.42km	Primary	Mixed	Government	0-6
	<b>Holy Name Primary School</b> 41 Lake Street Forster NSW 2428	2.69km	Primary	Mixed	Non-Government	0-6
	<b>Alesco Senior College - Coast Campus</b>	4.2km	Special	-	Non-Government	0-0
	<b>Great Lakes College Tuncurry Campus</b> 1/56 Wharf Street Tuncurry NSW 2428	4.71km	Secondary	Mixed	Government	7-10
	Property is within school catchment area					
	Property is outside school catchment area					

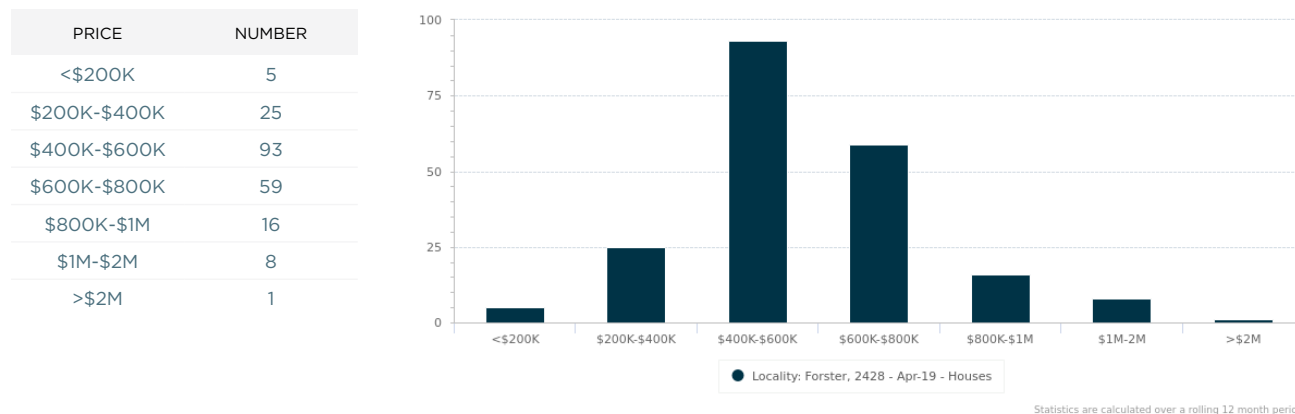
# Recent Market Trends

Median Sale Price - 12 months (House)



PERIOD	PROPERTIES SOLD	MEDIAN PRICE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
Apr 2019	20	\$531,000	-1.7% ▼	81	142	\$440
Mar 2019	23	\$540,000	-4.4% ▼	74	141	\$435
Feb 2019	30	\$565,000	-2.5% ▼	77	154	\$440
Jan 2019	25	\$579,500	2.3% ▲	77	153	\$440
Dec 2018	20	\$566,250	0.2% ▲	77	136	\$440
Nov 2018	19	\$565,000	-0.6% ▼	79	139	\$435
Oct 2018	20	\$568,250	0.1% ▲	77	133	\$430
Sep 2018	17	\$567,500	-1.3% ▼	77	128	\$440
Aug 2018	32	\$575,000	0.4% ▲	79	126	\$440
Jul 2018	24	\$572,500	0.4% ▲	74	115	\$430
Jun 2018	28	\$570,000	-0.9% ▼	72	116	\$430
May 2018	34	\$575,000	1.4% ▲	78	127	\$430

Sales by Price - 12 months (House)





# 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	292	\$531,000	-6.3% ▼	81	343	\$435
2018	393	\$567,000	14.1% ▲	79	385	\$430
2017	400	\$496,821	6.4% ▲	68	385	\$410
2016	355	\$467,000	19.7% ▲	68	386	\$390
2015	286	\$390,000	0.7% ▲	90	385	\$380
2014	278	\$387,250	7.9% ▲	87	386	\$360
2013	229	\$359,000	-6.8% ▼	142	413	\$350
2012	202	\$385,000	1.3% ▲	136	468	\$340
2011	200	\$380,000	4.1% ▲	109	423	\$330
2010	236	\$365,000	14.1% ▲	95	333	\$290
2009	158	\$320,000	-5.9% ▼	144	278	\$270
2008	235	\$340,000	-2.9% ▼	89	266	\$240
2007	190	\$350,000	-3.3% ▼	131	137	\$260
2006	178	\$362,000	-6.0% ▼	146	54	\$240
2005	189	\$385,000	-0.7% ▼	99	41	\$200
2004	292	\$387,750	32.8% ▲	65	81	-
2003	393	\$292,000	28.4% ▲	-	-	-
2002	489	\$227,500	28.0% ▲	-	2	-
2001	435	\$177,750	7.7% ▲	-	1	-
2000	438	\$165,000	13.8% ▲	-	-	-

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