



## PROPERTY REPORT

### 6 Raffia Place Forster NSW 2428

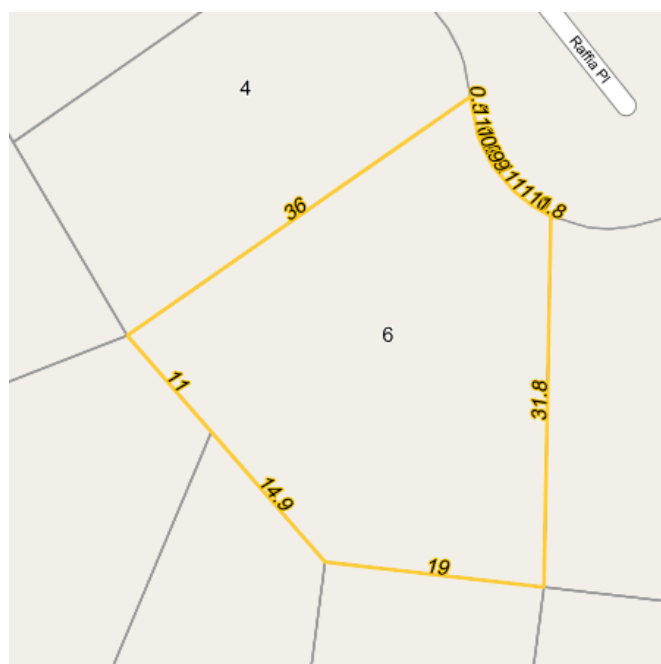
Prepared on: 05 August 2019  
Prepared for: Frank Vogel  
Prepared by: Karen Hoswell  
Phone: 02 6554 8717  
Email: [sales@jklrealestate.com](mailto:sales@jklrealestate.com)



**CoreLogic**<sup>®</sup>



# 6 Raffia Place Forster NSW 2428




## ► PROPERTY DETAILS

Here we summarise the property's key details (which are accurate at the time of last sale).

<b>Address:</b>	6 Raffia Place Forster NSW 2428	<b>Lot/Plan:</b>	243/DP801790
<b>RPD:</b>	LOT 243 DP801790	<b>Council area:</b>	Mid-Coast
<b>Property type:</b>	HOUSE	<b>Site value:</b>	\$73,800 on 01/07/1999 (UCV)
<b>Zone:</b>	A, Residential		

## ► ESTIMATED PROPERTY VALUE




Here we provide an estimate of the property's value based on statistical data.

<b>Estimated Value:</b>	<b>\$750,000</b>	 High Confidence
<b>Estimated Value Range:</b>	<b>\$637,500 - \$862,500</b>	

This estimate is provided by CoreLogic, and is a computer generated, statistically derived estimate of the value of the subject property and must not be relied upon as a professional valuation or an accurate representation of the market value of the subject property as determined by a valuer.

### How to read this estimate

The estimate has been broken into three confidence level categories based on the criteria listed below.

-  High confidence is typically caused by a low degree of variability between the subject and comparable properties and/or high availability of comparable property data in the area.
-  Medium confidence is typically caused by a medium degree of variability between the subject and comparable properties and/or medium availability of comparable property data in the area.
-  Low confidence is typically caused by a high degree of variability between the subject and comparable properties and/or low availability of comparable property data in the area.

### Doing your research

This estimate is a starting point only. To determine the property's value we recommend you supplement this estimate by doing other research to take into account a property's special features and current market conditions. You may want to consider:

- the current sale price
- last sale price / date
- recent sales in the area
- visiting the house (where possible)
- contacting an agent for a price guide on this property or similar ones in the area
- requesting a valuation from a licensed valuer

## ▶ PROPERTY ACTIVITY

Here we summarise the property's last sale and listing campaign activity (where available).

LAST SALE			
Sale price:	\$0	Sale date:	12/09/2018
Sale advised by:	Government		
LAST SALE CAMPAIGN			
Campaign period:	14/05/2019 - Current	Latest ad price:	\$789,000
First ad price:	\$789,000	Listed by:	Peter Camilleri, Elders Real Estate Forster





## ▶ PROPERTY SALE HISTORY

Sale price:	\$0	Sale date:	12/09/2018
Sale type:	Unknown	Sale advised by:	Government
Sale price:	\$460,000	Sale date:	11/07/2002
Sale type:	Unknown	Sale advised by:	Government

## ▶ PROPERTY HISTORY - FOR SALE

Price description:	\$789,000	Campaign period:	14/05/2019 - Current
First ad price:	\$789,000	Latest ad price:	\$789,000
Listing method:	Normal Sale	Days on Market:	84
Listed by:	Peter Camilleri, Elders Real Estate Forster	Ad price variation:	0.0%





















## RECENTLY SOLD PROPERTIES

	<h3>47 Karloo Street Forster NSW 2428</h3>	<div> <div>4</div> <div>3</div> <div>2</div> <div>789m<sup>2</sup></div> </div>
<p>from property: 0.2km</p>	<p><b>Sale price:</b> \$680,000</p> <p><b>Sale date:</b> 15/04/2019</p> <p><b>Days on Market:</b> 351</p> <p><b>Sale type:</b> Unknown</p> <p><b>Price description:</b> \$689,000</p> <p><b>First ad price:</b> \$749,000</p> <p><b>Ad price variation:</b> -8.0%</p>	<p><b>Lot/Plan:</b> 337/DP810426</p> <p><b>Price variation at sale:</b> -9.2%</p> <p><b>Sale advised by:</b> Government</p> <p><b>Campaign period:</b> 30/04/2018 - 15/04/2019</p> <p><b>Latest ad price:</b> \$689,000</p>
	<h3>10 Caryota Place Forster NSW 2428</h3>	<div> <div>4</div> <div>3</div> <div>2</div> <div>904m<sup>2</sup></div> </div>
<p>from property: 0.6km</p>	<p><b>Sale price:</b> \$688,000</p> <p><b>Sale date:</b> 03/04/2019</p> <p><b>Days on Market:</b> 146</p> <p><b>Sale type:</b> Unknown</p> <p><b>Price description:</b> \$699,000</p> <p><b>First ad price:</b> \$699,000</p> <p><b>Ad price variation:</b> 0.0%</p>	<p><b>Lot/Plan:</b> 6151/DP1018544</p> <p><b>Price variation at sale:</b> -1.6%</p> <p><b>Sale advised by:</b> Government</p> <p><b>Campaign period:</b> 09/11/2018 - 03/04/2019</p> <p><b>Latest ad price:</b> \$699,000</p>
	<h3>5A Pioneer Drive Forster NSW 2428</h3>	<div> <div>4</div> <div>3</div> <div>2</div> <div>745m<sup>2</sup></div> </div>
<p>from property: 0.8km</p>	<p><b>Sale price:</b> \$645,000</p> <p><b>Sale date:</b> 04/07/2019</p> <p><b>Days on Market:</b> 22</p> <p><b>Sale type:</b> Unknown</p> <p><b>Price description:</b> \$649,000</p> <p><b>First ad price:</b> \$649,000</p> <p><b>Ad price variation:</b> 0.0%</p>	<p><b>Lot/Plan:</b> 892/DP1084512</p> <p><b>Price variation at sale:</b> -0.6%</p> <p><b>Sale advised by:</b> Agent</p> <p><b>Campaign period:</b> 13/06/2019 - 04/07/2019</p> <p><b>Latest ad price:</b> \$649,000</p>
	<h3>10 Bangalow Place Forster NSW 2428</h3>	<div> <div>5</div> <div>3</div> <div>2</div> <div>1,210m<sup>2</sup></div> </div>
<p>from property: 0.3km</p>	<p><b>Sale price:</b> \$740,000</p> <p><b>Sale date:</b> 30/05/2019</p> <p><b>Days on Market:</b> 56</p> <p><b>Sale type:</b> Unknown</p> <p><b>Price description:</b> \$759,000</p> <p><b>First ad price:</b> \$769,000</p> <p><b>Ad price variation:</b> -1.3%</p>	<p><b>Lot/Plan:</b> 36/DP793497</p> <p><b>Price variation at sale:</b> -3.8%</p> <p><b>Sale advised by:</b> Government</p> <p><b>Campaign period:</b> 05/04/2019 - 30/05/2019</p> <p><b>Latest ad price:</b> \$759,000</p>

Distance from 6 Raffia Place Forster NSW 2428  
Agent advised


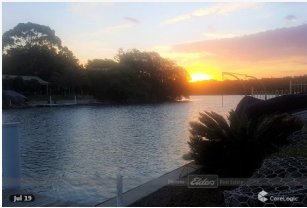




## ► PROPERTIES FOR SALE

	<h3>180 Kularoo Drive Forster NSW 2428</h3>	   
<p>from property: 0.4km</p>	<p><b>Price description:</b> \$699,000</p> <p><b>Campaign period:</b> 28/12/2018 - Current</p> <p><b>First ad price:</b> \$779,000</p> <p><b>Listing method:</b> Normal Sale</p> <p><b>Ad price variation:</b> -10.3%</p>	<p><b>Lot/Plan:</b> 2/DP793497</p> <p><b>Latest ad price:</b> \$699,000</p> <p><b>Days on Market:</b> 221</p>
	<h3>1/9 Oriana Close Forster NSW 2428</h3>	   
<p>from property: 0.5km</p>	<p><b>Price description:</b> \$639,000</p> <p><b>Campaign period:</b> 16/05/2019 - Current</p> <p><b>First ad price:</b> \$649,000</p> <p><b>Listing method:</b> Normal Sale</p> <p><b>Ad price variation:</b> -1.5%</p>	<p><b>Latest ad price:</b> \$639,000</p> <p><b>Days on Market:</b> 82</p>
	<h3>3 Caryota Place Forster NSW 2428</h3>	   
<p>from property: 0.6km</p>	<p><b>Price description:</b> \$739,000</p> <p><b>Campaign period:</b> 21/06/2019 - Current</p> <p><b>First ad price:</b> \$739,000</p> <p><b>Listing method:</b> Normal Sale</p> <p><b>Ad price variation:</b> 0.0%</p>	<p><b>Lot/Plan:</b> 6144/DP1018544</p> <p><b>Latest ad price:</b> \$739,000</p> <p><b>Days on Market:</b> 46</p>
	<h3>7 Nakara Court Forster NSW 2428</h3>	   
<p>from property: 0.8km</p>	<p><b>Price description:</b> \$689,000</p> <p><b>Campaign period:</b> 09/10/2018 - Current</p> <p><b>First ad price:</b> \$699,000</p> <p><b>Listing method:</b> Normal Sale</p> <p><b>Ad price variation:</b> -1.4%</p>	<p><b>Lot/Plan:</b> 160/DP1043081</p> <p><b>Latest ad price:</b> \$689,000</p> <p><b>Days on Market:</b> 301</p>

Distance from 6 Raffia Place Forster NSW 2428

## ► PROPERTIES FOR RENT

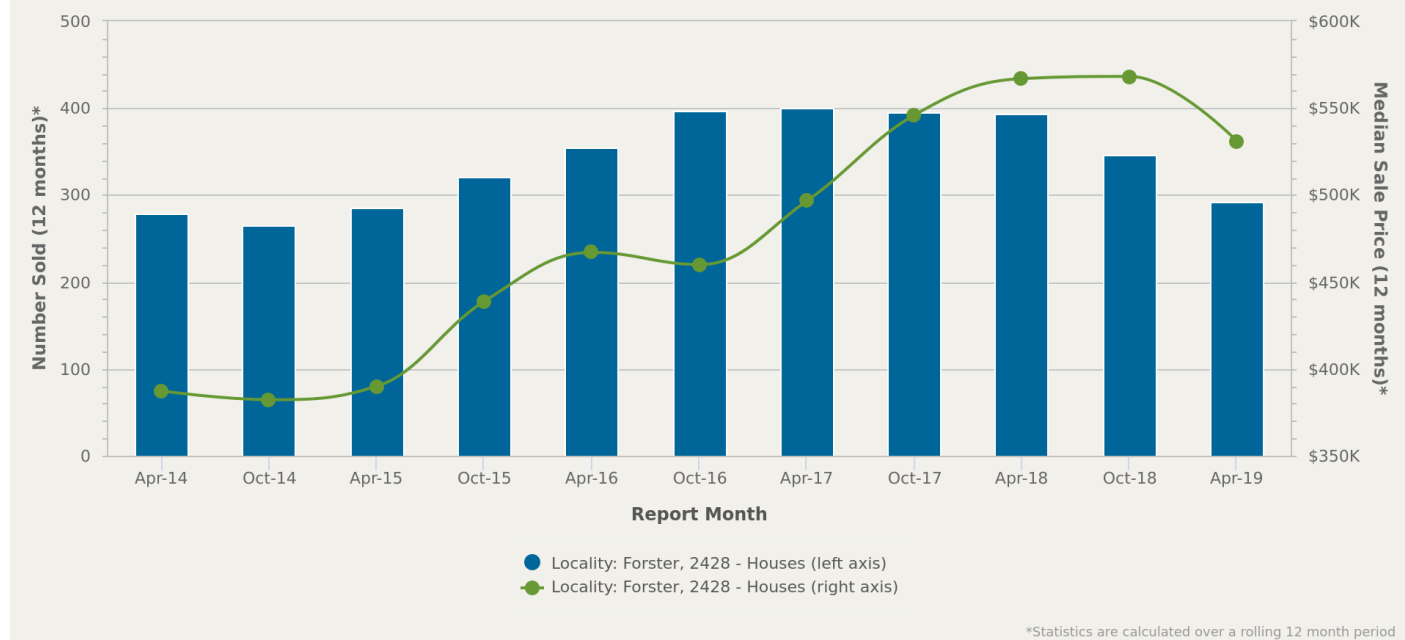
	<p><b>15 Timbertop Avenue Forster NSW 2428</b></p> <p>Latest ad price: <b>\$580/W</b></p> <p>Campaign period: 24/07/2019 - 24/07/2019</p> <p>Days on Market: 13</p>	<div> <div>4</div> <div>2</div> <div>2</div> <div>698m<sup>2</sup></div> </div> <p>Lot/Plan: 12/DP1094936</p>
	<p><b>8 Wyuna Place Forster NSW 2428</b></p> <p>Latest ad price: <b>\$570/W</b></p> <p>Campaign period: 12/07/2019 - 16/07/2019</p> <p>Days on Market: 25</p>	<div> <div>3</div> <div>2</div> <div>1</div> <div>691m<sup>2</sup></div> </div> <p>Lot/Plan: 4/DP245073</p>
	<p><b>46 The Southern Parkway Forster NSW 2428</b></p> <p>Latest ad price: <b>\$480/W</b></p> <p>Campaign period: 27/05/2019 - 27/05/2019</p> <p>Days on Market: 7</p>	<div> <div>4</div> <div>2</div> <div>2</div> <div>495m<sup>2</sup></div> </div> <p>Lot/Plan: 6170/DP1048665</p>
	<p><b>81 Lakeview Crescent Forster NSW 2428</b></p> <p>Latest ad price: <b>-/W</b></p> <p>Campaign period: 14/06/2019 - 18/06/2019</p> <p>Days on Market: 5</p>	<div> <div>3</div> <div>3</div> <div>2</div> <div>835m<sup>2</sup></div> </div> <p>Lot/Plan: 139/DP224909</p>

📍 Distance from 6 Raffia Place Forster NSW 2428

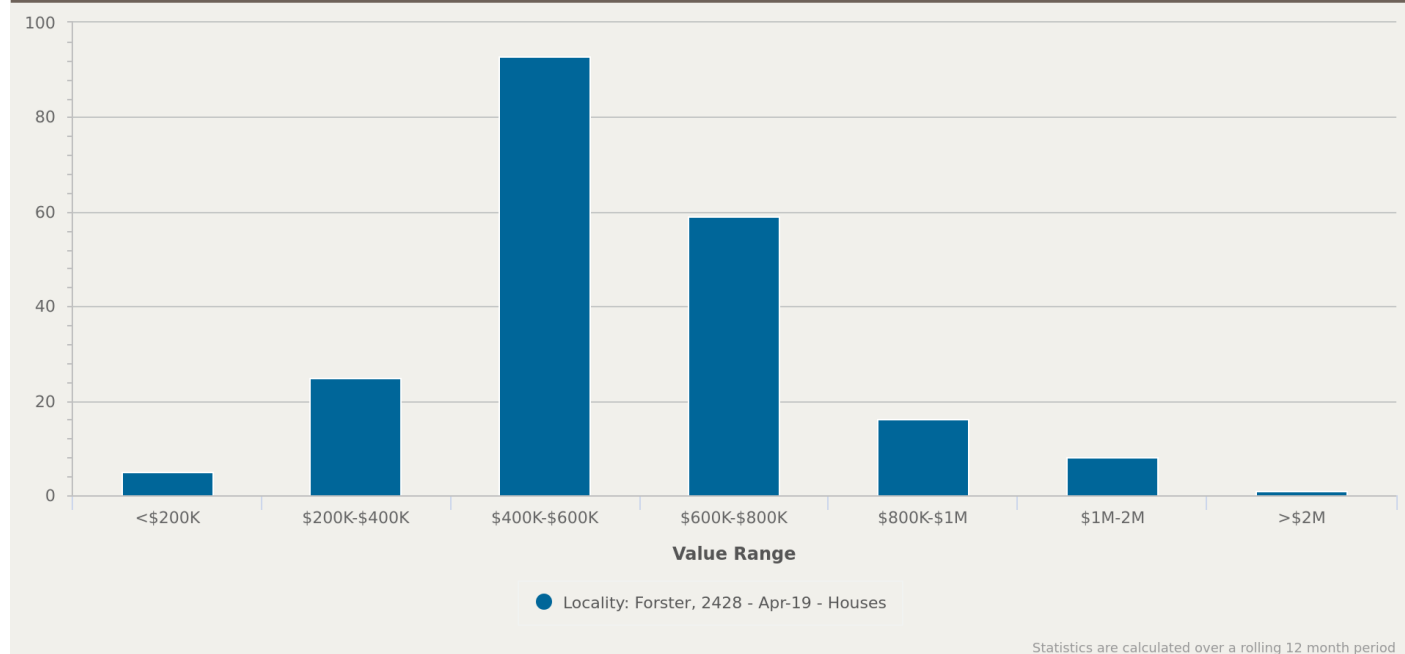
## ► FORSTER INSIGHTS

Here we help you understand more about the property's suburb including key metrics such as sales activity, price growth and rental yield.

Number Sold (12 months) vs. Median Sale Price (12 months)

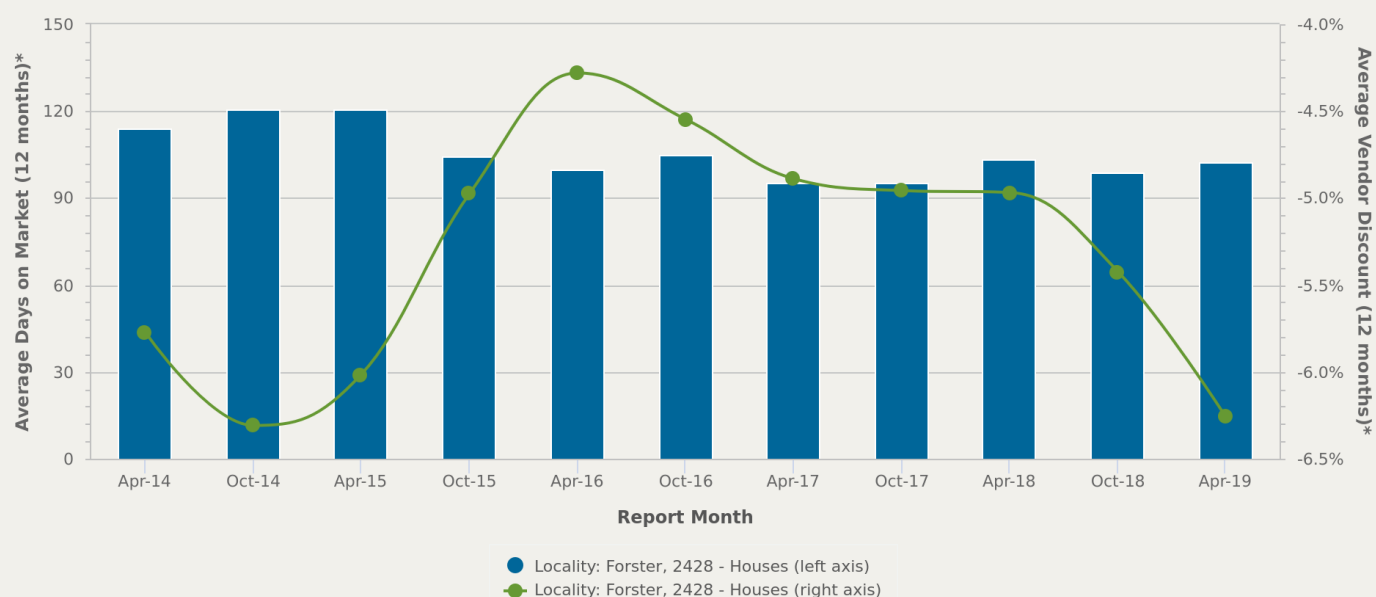


Number Sold by Price (12 months)





### Average Days on Market (12 months) vs. Average Vendor Discount (12 months)

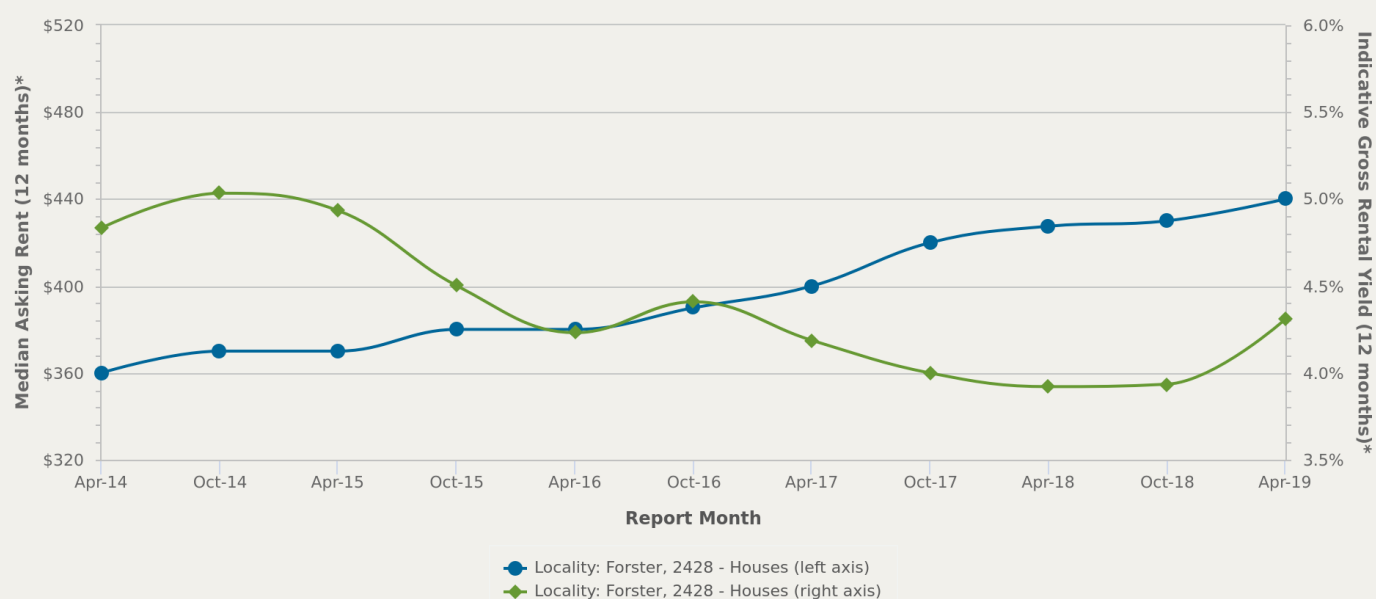


\*Statistics are calculated over a rolling 12 month period

Period	Median Value for Houses	Change in Median Value (12 months)
Apr-2019	\$518,482	↓ -5.0%
Apr-2018	\$545,803	↑ 4.9%
Apr-2017	\$520,111	↑ 16.9%
Apr-2016	\$444,787	↑ 6.3%
Apr-2015	\$418,579	↑ 6.8%

Statistics are calculated at the end of the displayed month

### Median Asking Rent (12 months) vs. Indicative Gross Rental Yield (12 months)



\*Statistics are calculated over a rolling 12 month period

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RP Data Pty Ltd trading as CoreLogic Asia Pacific  
ABN 67 087 759 171  
P: 1300 734 318  
E: support@corelogic.com.au