

# Comparative Market Appraisal

Prepared for **Kathleen Koneman** on **6th April 2019**



**205/30-34 Little Street Forster NSW 2428**



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

Shop 4 The Marina 2 Little Street  
FORSTER NSW 2428

m: 0408 078 606

w: 02 6554 8717

karen@jklrealestate.com



The Proprietor  
205/30-34 Little Street  
Forster NSW 2428

6th April 2019

Dear Reader,  
Thank you for the opportunity to appraise your property at 205/30-34 Little 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  
JKL Real Estate  
Shop 4 The Marina  
2 Little Street  
FORSTER NSW 2428  
m: 0408 078 606

# Comparable Sales



10/58 Wharf Street Forster NSW 2428

**Sold Price** \$410,000

2 2 1 917m<sup>2</sup> -

Sold Date 20-Nov-18 Price Change - Year Built 1982  
DOM - First Listing -  
Distance 0.47km Last Listing -

1



22/21-25 Head Street Forster NSW 2428

**Sold Price** \$700,000

2 2 1 - -

Sold Date 15-Apr-18 Price Change - Year Built -  
DOM - First Listing -  
Distance 0.59km Last Listing -

2



101/39-41 Head Street Forster NSW 2428

**Sold Price** RS \$355,000 UN

2 2 1 1,605m<sup>2</sup> -

Sold Date 25-Mar-19 Price Change ▼ -39.8% Year Built 2006  
DOM 105 First Listing \$590,000  
Distance 0.64km Last Listing \$359,000

3



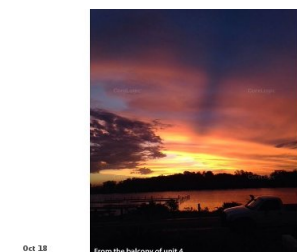
7/39-41 Head Street Forster NSW 2428

**Sold Price** \$382,000

2 2 1 1,605m<sup>2</sup> 90m<sup>2</sup>

Sold Date 07-Sep-18 Price Change - Year Built 2006  
DOM 126 First Listing -  
Distance 0.64km Last Listing -

4



4/142-148 Little Street Forster NSW 2428

**Sold Price** \$530,000

2 2 1 2,419m<sup>2</sup> -

Sold Date 03-Oct-18 Price Change ▼ -15.2% Year Built -  
DOM 400 First Listing \$625,000  
Distance 0.83km Last Listing \$575,000

5

DOM = Days on market

RS = Recent sale

UN = Undisclosed Sale

# Comparable Sales



8/142-148 Little Street Forster NSW  
2428

**Sold Price**      **\$620,000**

 2  
  2  
  1  
  -  
  123m<sup>2</sup>

Sold Date	14-May-18	Price Change	▲ 57%	Year Built	2005
DOM	123	First Listing	\$395,000		
Distance	0.83km	Last Listing	\$395,000		



# Comparable Listings



601/38-42 Wallis Street Forster NSW 2428

2 2 1 2,454m<sup>2</sup> 85m<sup>2</sup>

Listing Price  
\$569,000

Listed Date  
DOM 19-Jun-18  
292 days

Year Built  
Distance 2006  
0.44km

1



11/142-148 Little Street Forster NSW 2428

2 2 1 - 125m<sup>2</sup>

Listing Price  
\$749,000

Listed Date  
DOM 22-Mar-19  
16 days

Year Built  
Distance 2008  
0.83km

2



102/6-10 Manning Street Tuncurry NSW 2428

2 2 1 1,448m<sup>2</sup> -

Listing Price  
\$680,000

Listed Date  
DOM 28-Mar-19  
10 days

Year Built  
Distance -  
1.34km

3



201/18-20 Manning Street Tuncurry NSW 2428

2 2 1 - -

Listing Price  
\$549,000

Listed Date  
DOM 24-Oct-18  
165 days

Year Built  
Distance -  
1.38km

4



204/22-30 Manning Street Tuncurry NSW 2428

2 2 1 - -

Listing Price  
\$499,000

Listed Date  
DOM 14-Feb-19  
52 days

Year Built  
Distance -  
1.39km

5

DOM = Days on market



# Maria Mangraviti

## 205/30-34 Little Street Forster NSW 2428

2  2  1  147m<sup>2</sup>  130m<sup>2</sup> 



## Your Property History

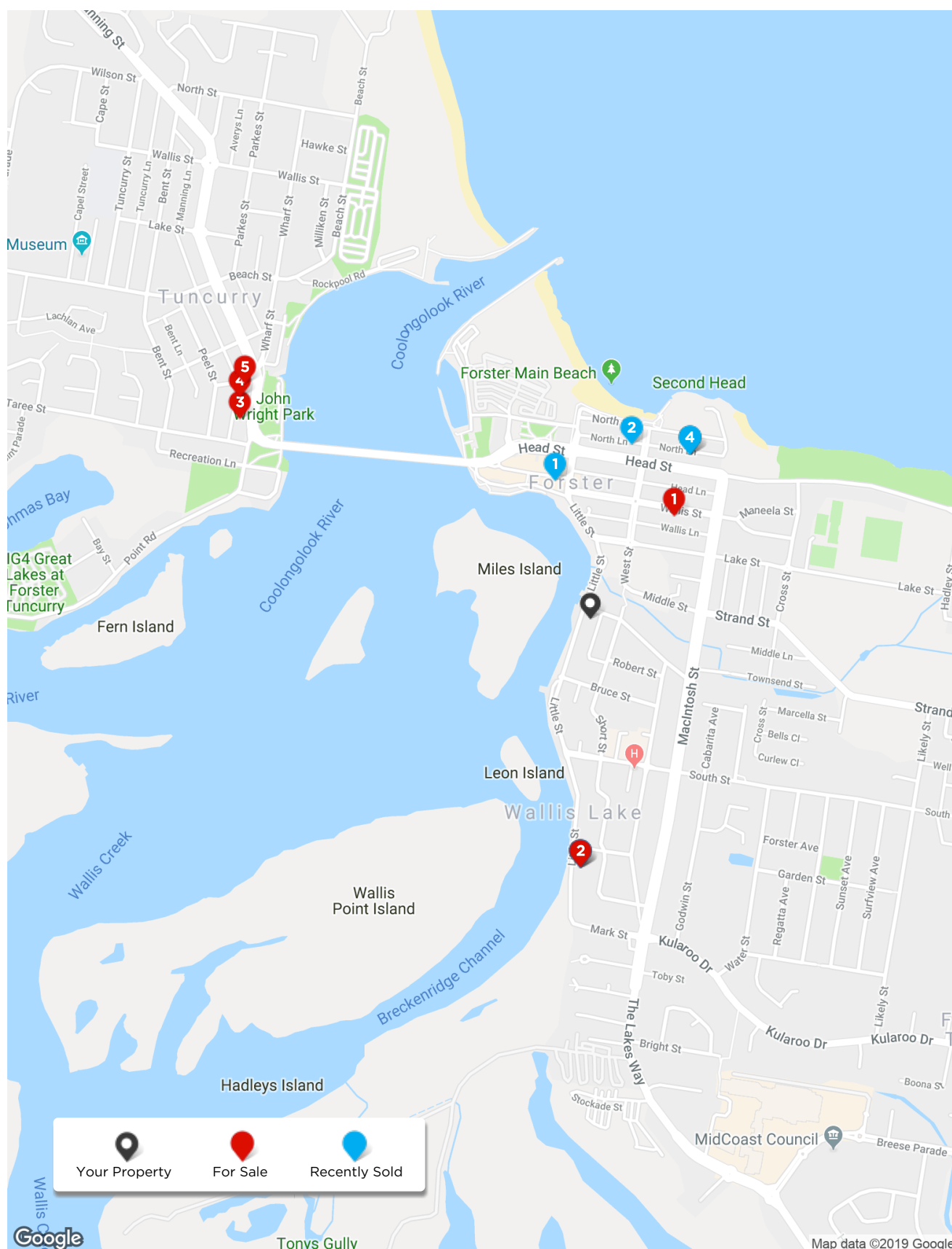
- 22 Sep, 2018 - Listed for sale at \$729,000
- 6 Oct, 2016 - Sold for \$596,000
- 23 Aug, 2016 - Listed for sale at \$598,000
- 31 Oct, 2014 - Sold for \$510,000
- 9 Jan, 2013 - Listed for sale at \$645,000
- 29 Jul, 2011 - Listed for sale at \$645,000



## 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

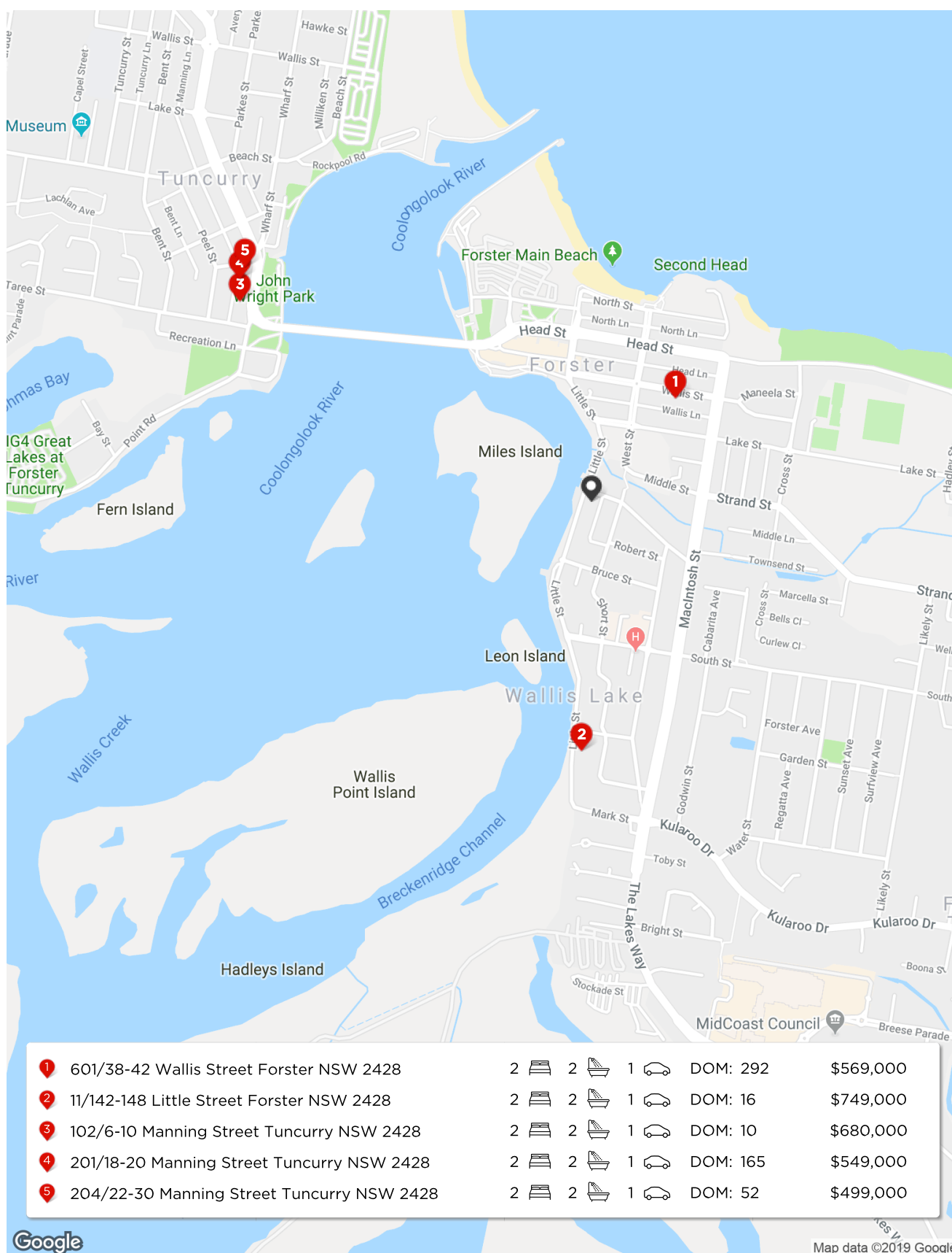


# Comparables Map: Sales





# Comparables Map: Listings



# Summary

**205/30-34 Little Street Forster NSW 2428**



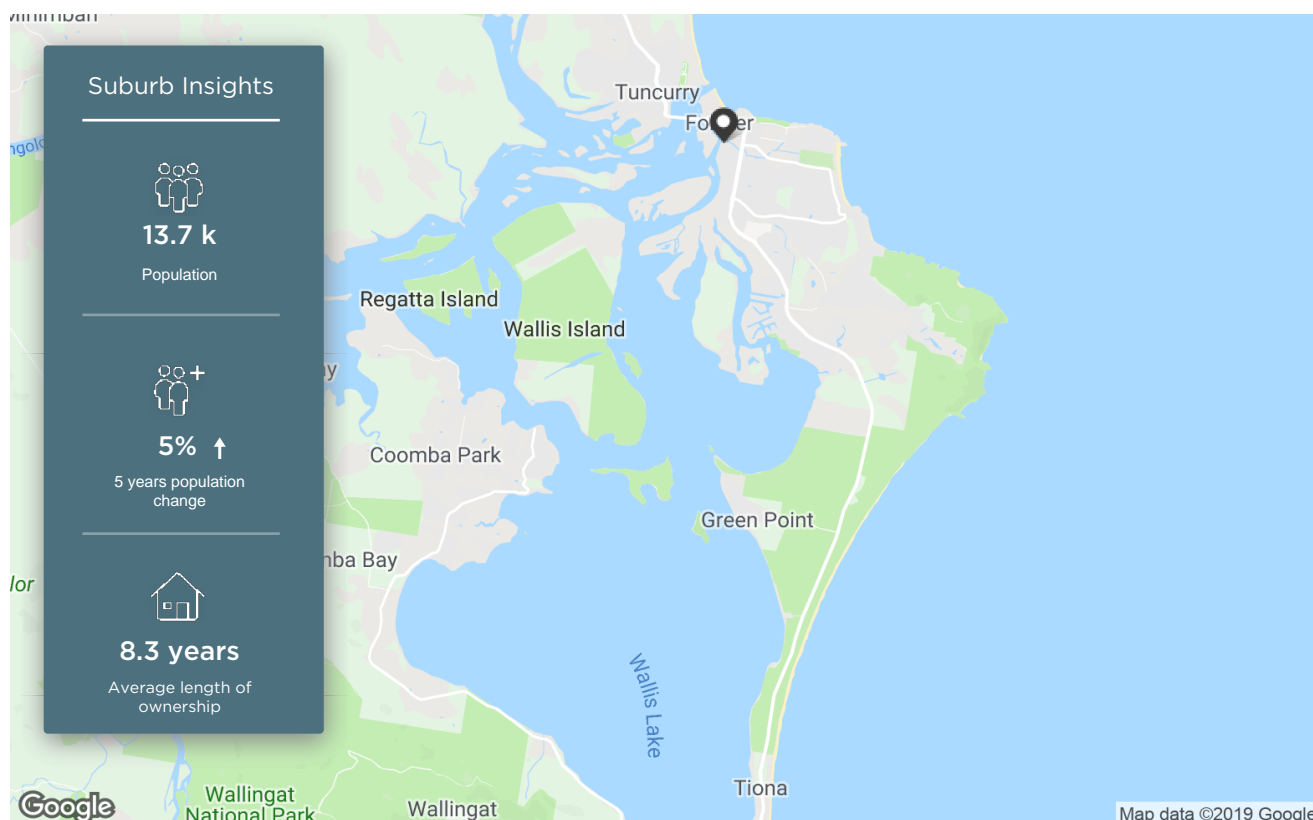
## Appraisal price range

\$695,000 - \$715,000

**Please note that the market has levelled off everywhere!**

# Forster

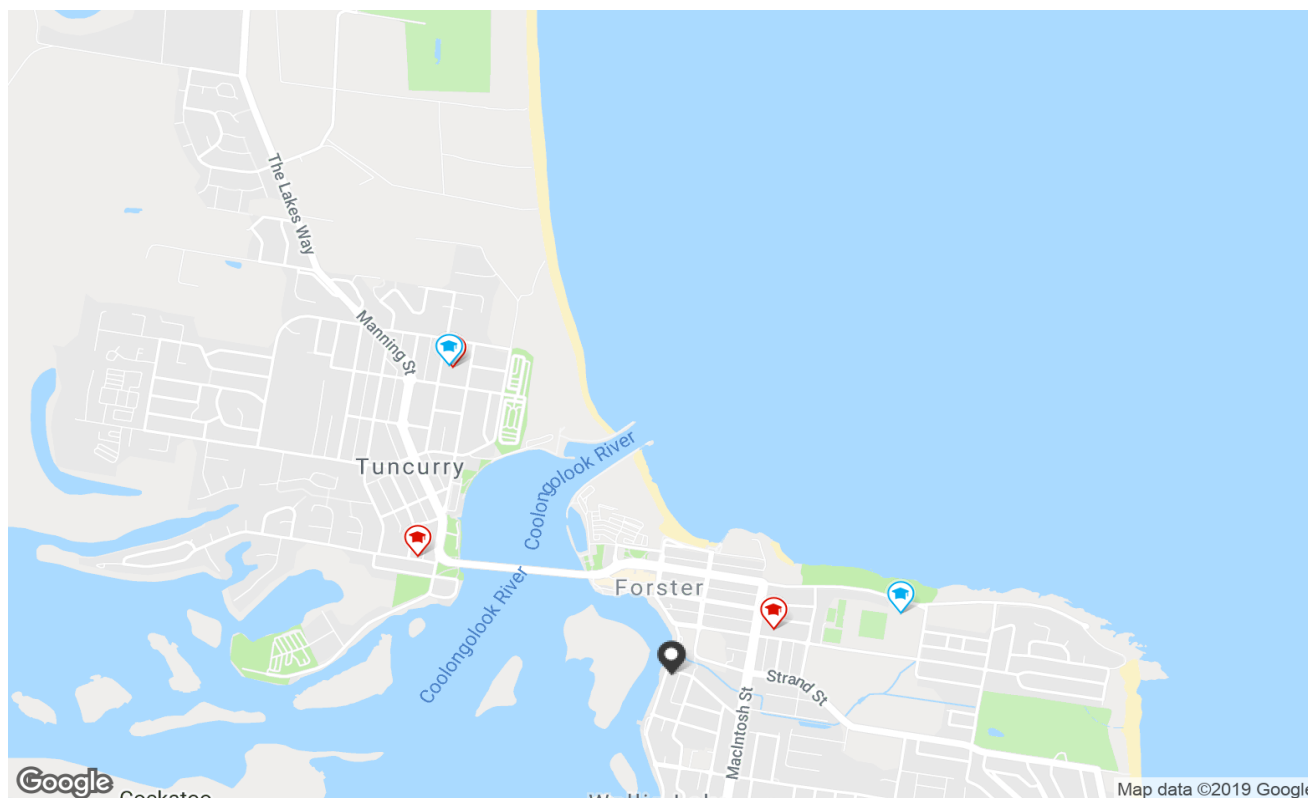
## Demographic










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 \$565,000.

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

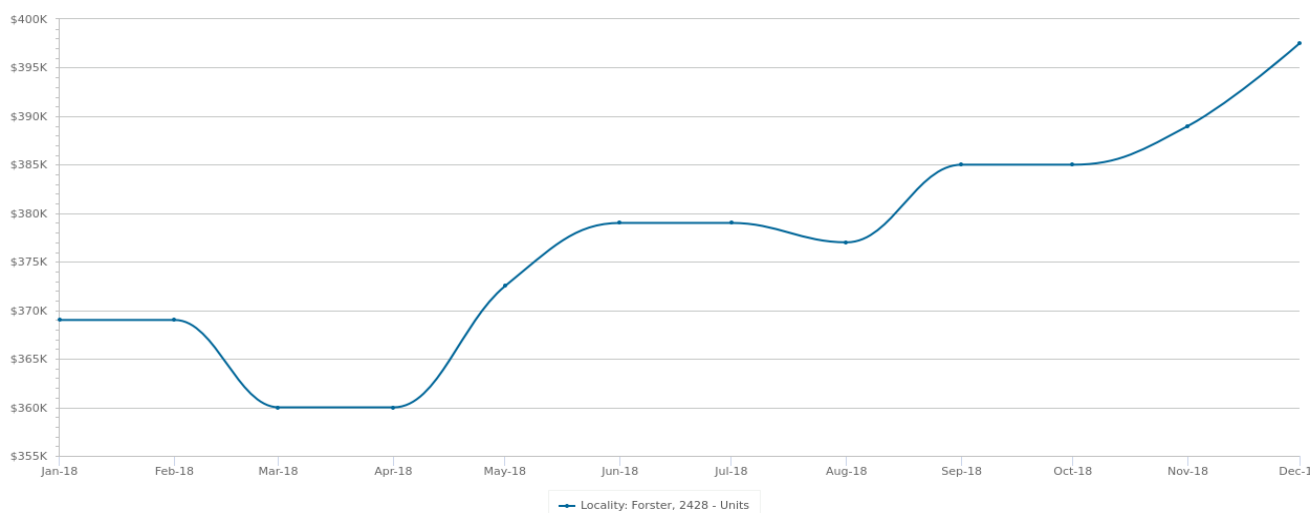
# Local Schools



	SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
	<b>Holy Name Primary School</b> 41 Lake Street Forster NSW 2428	0.56km	Primary	Mixed	Non-Government	0-6
	<b>Forster Public School</b> LOT 2 Lake Street Forster NSW 2428	1.16km	Primary	Mixed	Government	0-6
	<b>Alesco Senior College - Coast Campus</b>	1.34km	Special	-	Non-Government	0-0
	<b>Great Lakes College Tuncurry Campus</b> 1/56 Wharf Street Tuncurry NSW 2428	1.87km	Secondary	Mixed	Government	7-10
	<b>Great Lakes College Senior Campus</b> 2/31 Parkes Street Tuncurry NSW 2428	1.88km	Secondary	Mixed	Government	11-12
<div>  Property is within school catchment area            Property is outside school catchment area         </div>						

# Recent Market Trends

Median Sale Price - 12 months (Unit)

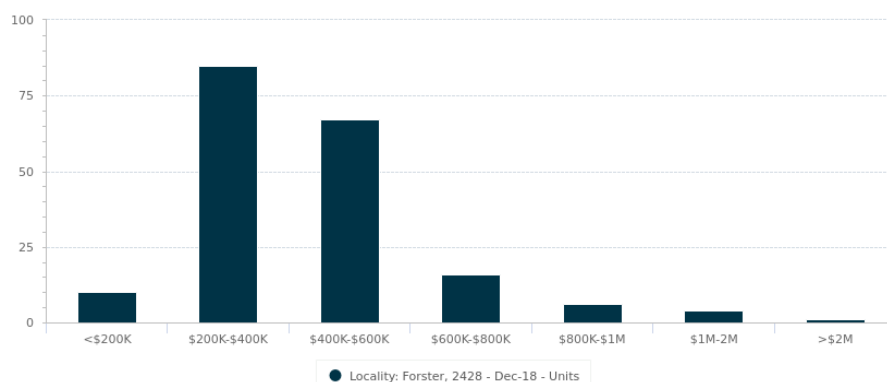


Statistics are calculated over a rolling 12 month period

PERIOD	PROPERTIES SOLD	MEDIAN PRICE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
Dec 2018	12	\$397,500	2.2% ▲	63	70	\$300
Nov 2018	20	\$389,000	1.0% ▲	55	67	\$300
Oct 2018	25	\$385,000	0.0%	53	74	\$300
Sep 2018	14	\$385,000	2.1% ▲	55	71	\$300
Aug 2018	16	\$377,000	-0.5% ▼	56	65	\$300
Jul 2018	14	\$379,000	0.0%	59	55	\$300
Jun 2018	17	\$379,000	1.7% ▲	56	55	\$295
May 2018	30	\$372,500	3.5% ▲	55	69	\$295
Apr 2018	17	\$360,000	0.0%	66	64	\$295
Mar 2018	20	\$360,000	-2.4% ▼	66	70	\$290
Feb 2018	20	\$369,000	0.0%	56	65	\$290
Jan 2018	17	\$369,000	-0.1% ▼	56	56	\$290

Sales by Price - 12 months (Unit)

PRICE	NUMBER
<\$200K	10
\$200K-\$400K	85
\$400K-\$600K	67
\$600K-\$800K	16
\$800K-\$1M	6
\$1M-\$2M	4
>\$2M	1



Statistics are calculated over a rolling 12 month period



# Long Term Market Trends

Median Sale Price - 20 years (Unit)



Statistics are calculated over a rolling 12 month period

PERIOD	PROPERTIES SOLD	MEDIAN PRICE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
2018	252	\$360,000	-4.5% ▼	63	222	\$300
2017	247	\$377,000	19.7% ▲	54	215	\$290
2016	246	\$315,000	1.4% ▲	66	237	\$280
2015	191	\$310,500	5.3% ▲	95	234	\$270
2014	181	\$295,000	12.2% ▲	84	231	\$260
2013	170	\$263,000	-10.8% ▼	105	242	\$260
2012	152	\$295,000	2.4% ▲	126	277	\$260
2011	132	\$288,000	2.9% ▲	129	280	\$245
2010	197	\$280,000	-7.4% ▼	120	207	\$220
2009	182	\$302,500	-0.8% ▼	126	191	\$220
2008	146	\$305,000	3.4% ▲	138	189	\$182
2007	139	\$295,000	-7.8% ▼	57	78	\$197
2006	125	\$320,000	-8.6% ▼	-	18	\$180
2005	120	\$350,000	15.7% ▲	-	9	\$180
2004	241	\$302,500	37.5% ▲	-	9	-
2003	290	\$220,000	39.9% ▲	44	11	-
2002	379	\$157,250	6.1% ▲	-	1	-
2001	223	\$148,250	-7.3% ▼	-	1	-
2000	213	\$160,000	4.9% ▲	-	-	-
1999	150	\$152,500	9.7% ▲	-	-	-

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