

Comparative Market Appraisal

Prepared on 7th May 2019



9 Oriana Close Forster NSW 2428



Karen Hoswell (Nadine - Assistant)
JKL Real Estate

Shop 4 The Marina 2 Little Street
FORSTER NSW 2428

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The Proprietor
9 Oriana Close
Forster NSW 2428

7th May 2019

Dear Reader,
Thank you for the opportunity to appraise your property at 9 Oriana Close 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



6/8 Wills Court Forster NSW 2428

Sold Price ^{RS} \$467,500

 3
  2
  2
  270m²
 -

Sold Date	28-Feb-19	Price Change	▼ -8.2%	Year Built	-
DOM	114	First Listing	\$509,000		
Distance	0.82km	Last Listing	\$479,000		



1/28 Kenrose Street Forster NSW 2428

Sold Price \$445,000

 3
  2
  2
  433m²
 -

Sold Date	01-Apr-19	Price Change	▼ -14.3%	Year Built	-
DOM	32	First Listing	\$519,000		
Distance	1.12km	Last Listing	\$489,000		



Comparable Listings



1/10 Michaela Place Forster NSW 2428

 3
  2
  2
  822m²
 -

Listing Price
 \$499,000 -
 \$539,000

Listed Date 15-Jan-19
 DOM 113 days


Year Built -
 Distance 0.98km

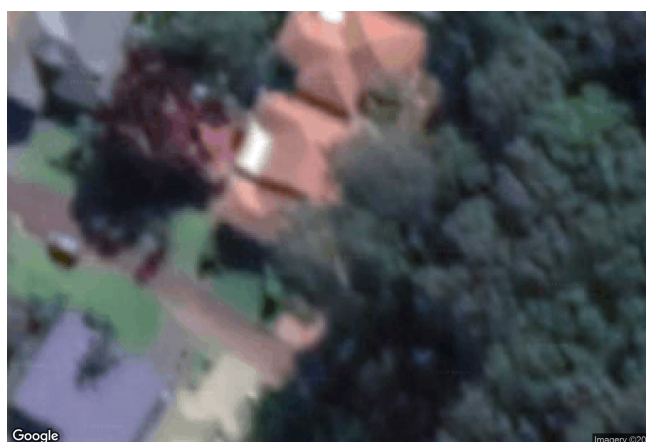


DOM = Days on market

Maria Mangraviti

9 Oriana Close Forster NSW 2428

-  -  -  1,035m²  - 



Your Property History

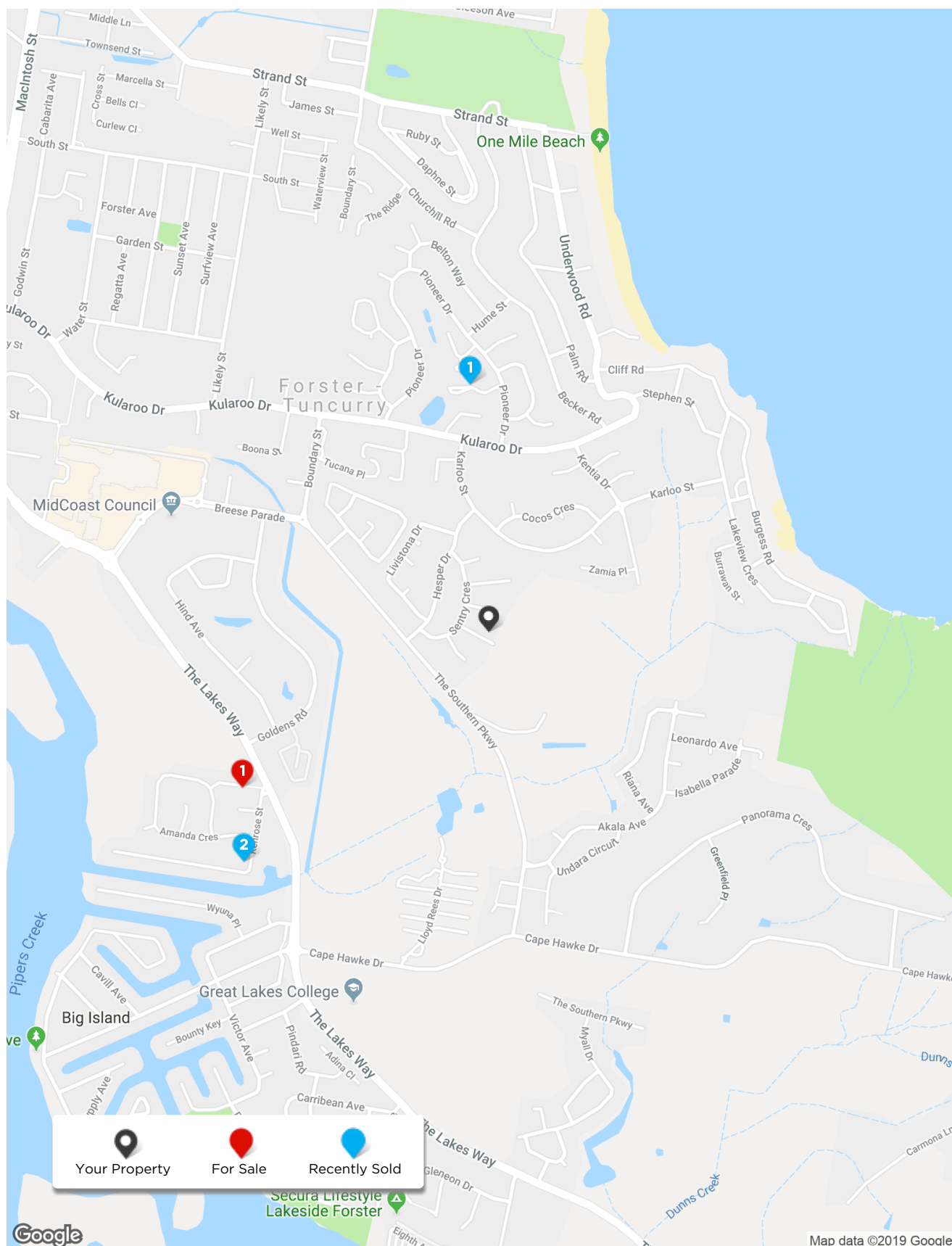
26 Jun, 2001 - Sold for \$122,500



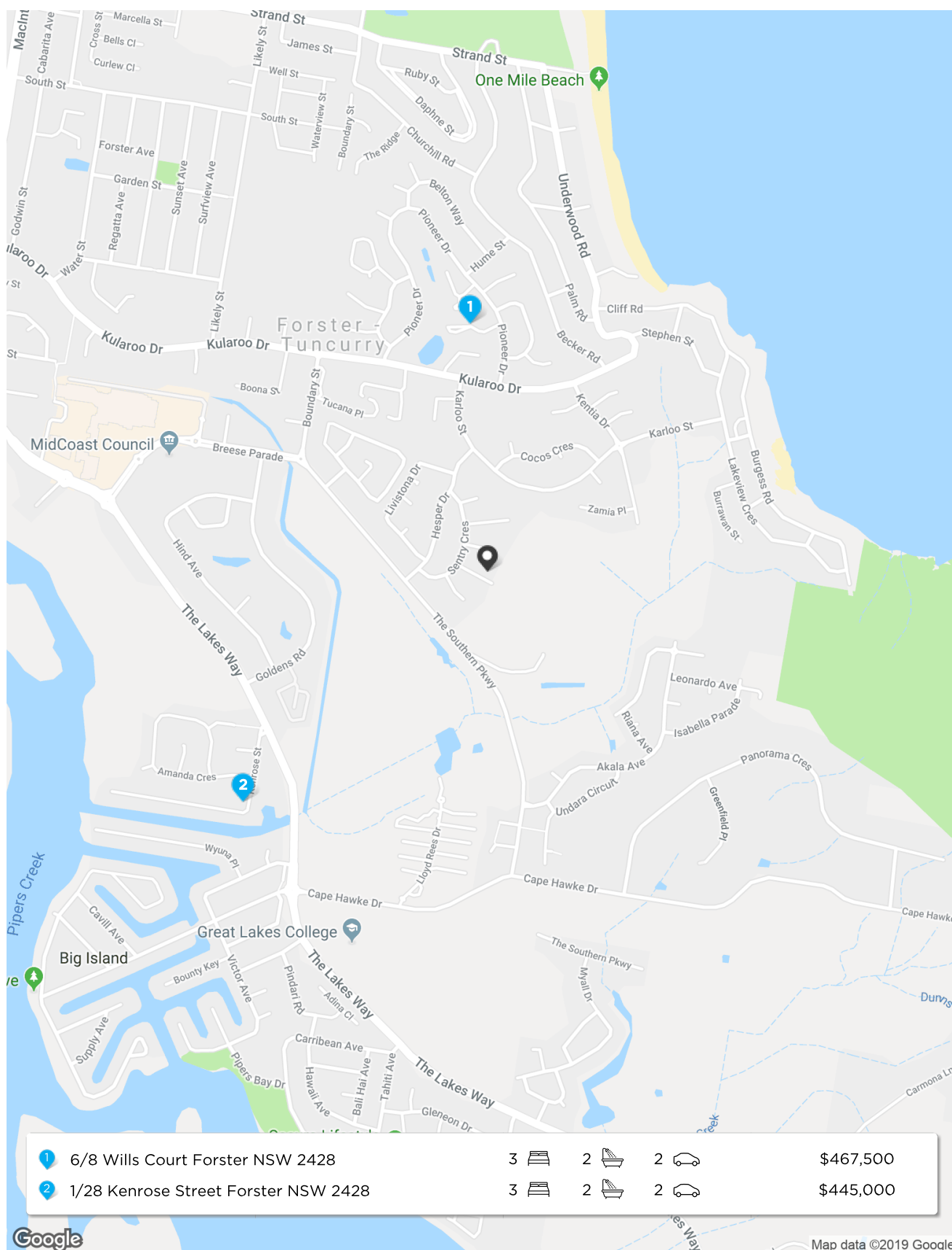
Introducing Karen Hoswell

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!!

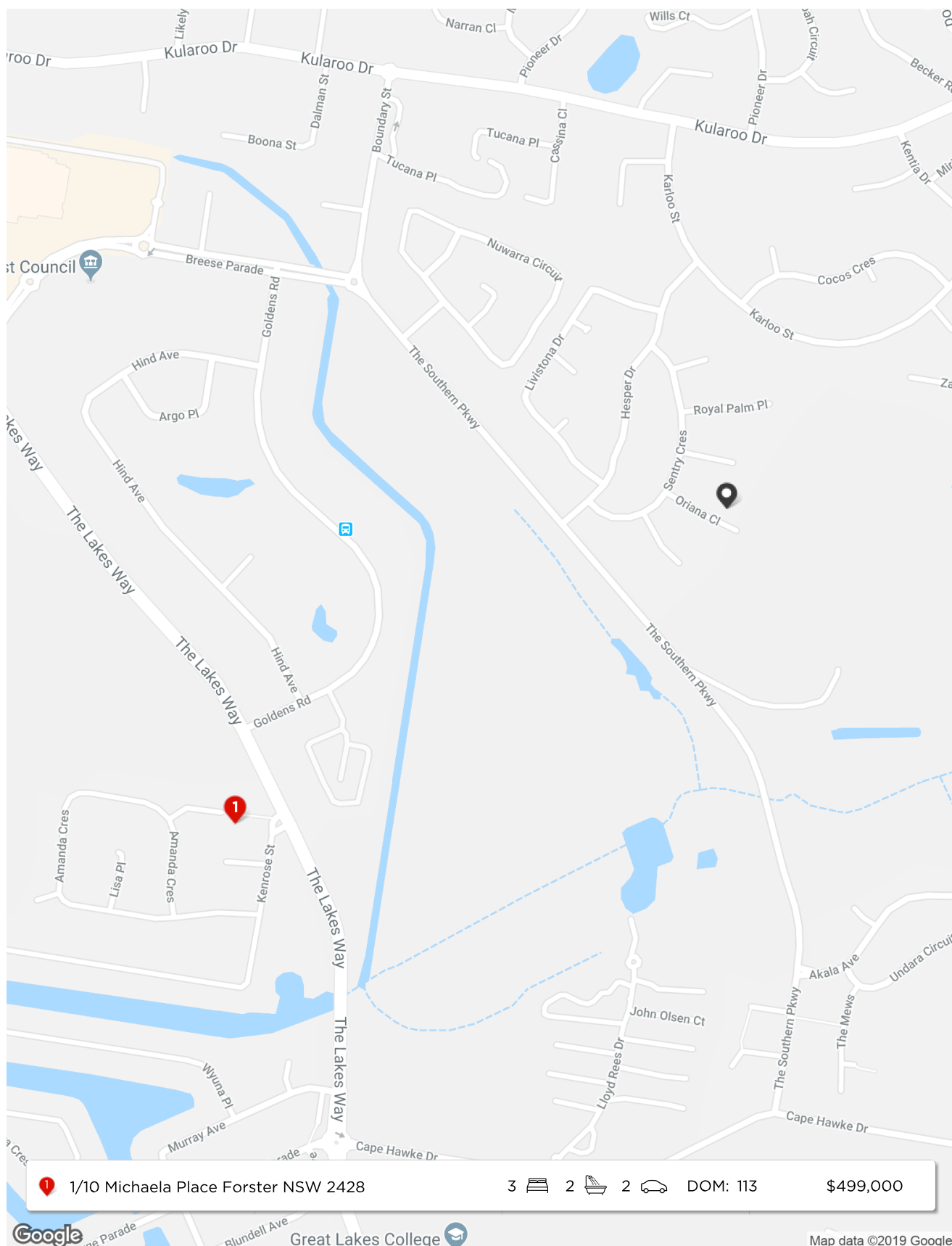
Comparables Map: Sales & Listings



Comparables Map: Sales

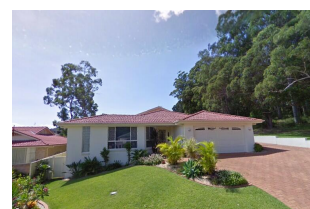
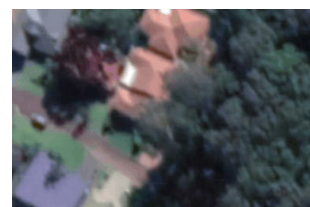


Comparables Map: Listings



Summary

9 Oriana Close Forster NSW 2428

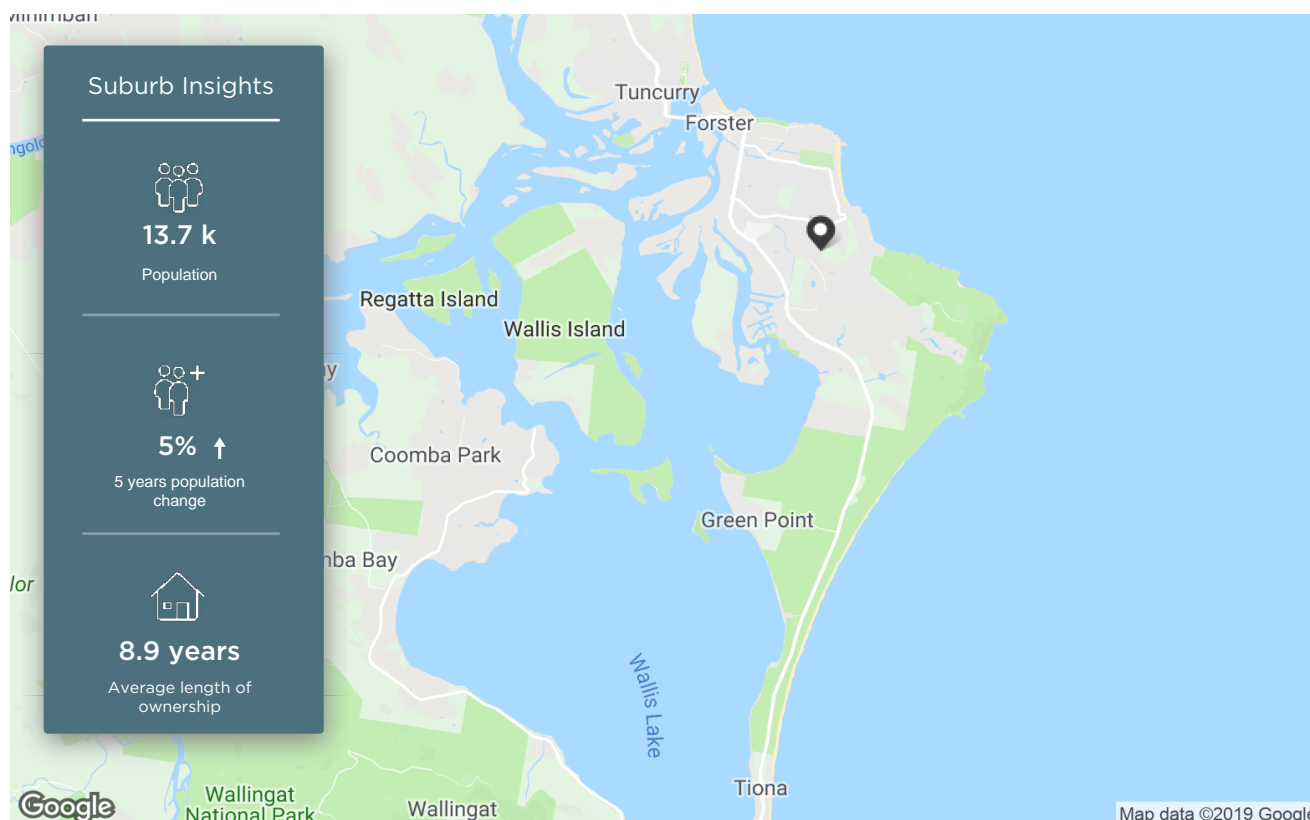


Appraisal price range

Please note that the market has levelled off everywhere!

Forster

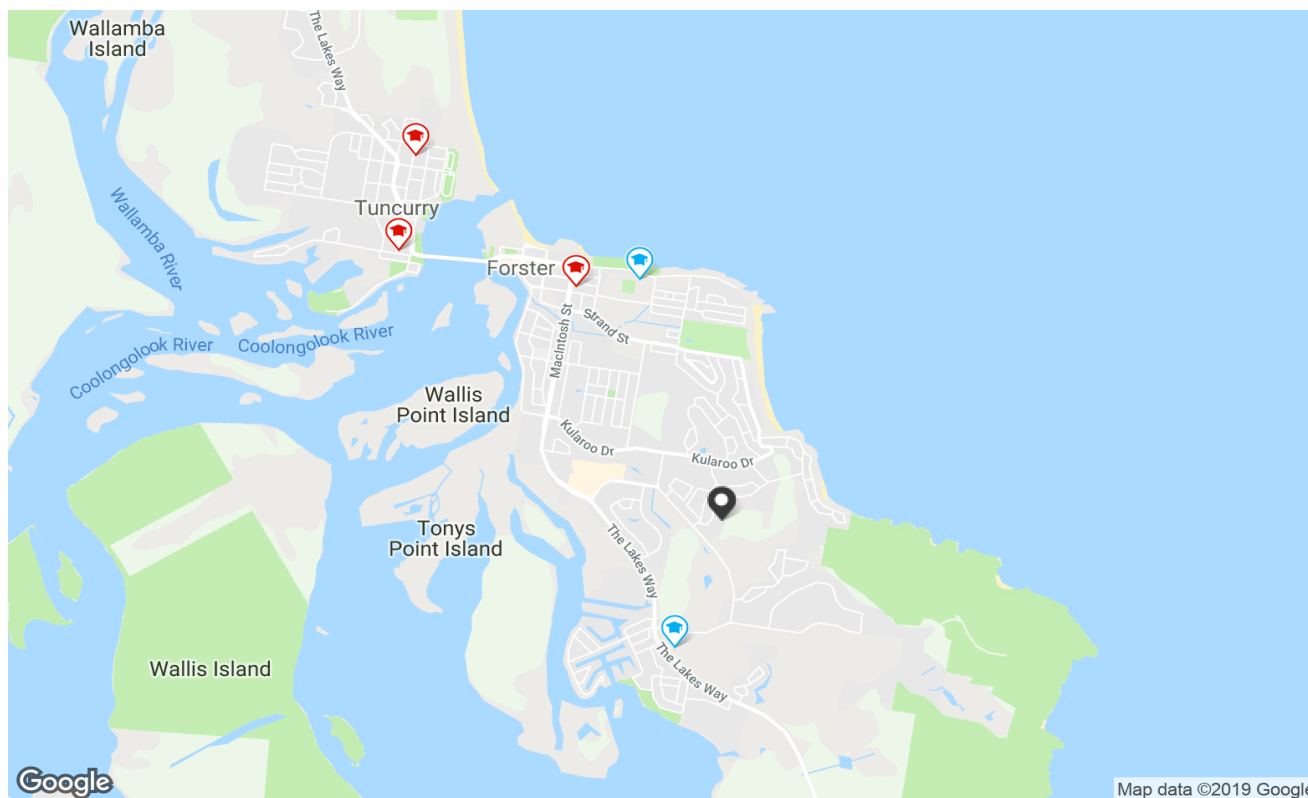
Demographic



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 \$575,000.

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

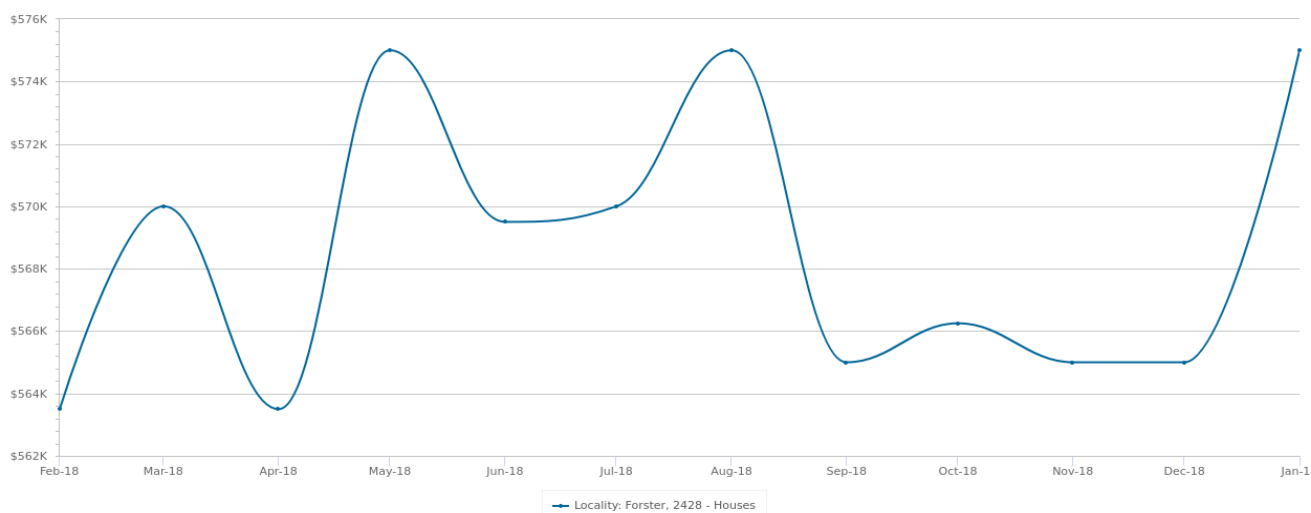
Local Schools



	SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
	Great Lakes College Forster Campus Cape Hawke Drive Forster NSW 2428	1.36km	Secondary	Mixed	Government	7-10
	Forster Public School LOT 2 Lake Street Forster NSW 2428	2.55km	Primary	Mixed	Government	0-6
	Holy Name Primary School 41 Lake Street Forster NSW 2428	2.72km	Primary	Mixed	Non-Government	0-6
	Alesco Senior College - Coast Campus	4.09km	Special	-	Non-Government	0-0
	Great Lakes College Tuncurry Campus 1/56 Wharf Street Tuncurry NSW 2428	4.68km	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)

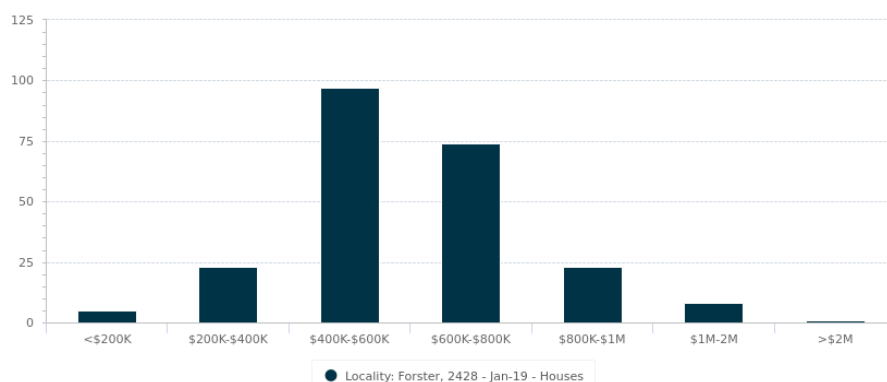


Statistics are calculated over a rolling 12 month period

PERIOD	PROPERTIES SOLD	MEDIAN PRICE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
Jan 2019	20	\$575,000	1.8% ▲	77	153	\$440
Dec 2018	19	\$565,000	0.0%	77	136	\$440
Nov 2018	18	\$565,000	-0.2% ▼	79	139	\$435
Oct 2018	20	\$566,250	0.2% ▲	77	133	\$430
Sep 2018	17	\$565,000	-1.7% ▼	77	128	\$440
Aug 2018	30	\$575,000	0.9% ▲	79	126	\$440
Jul 2018	24	\$570,000	0.1% ▲	74	115	\$430
Jun 2018	28	\$569,500	-1.0% ▼	72	116	\$430
May 2018	34	\$575,000	2.0% ▲	78	127	\$430
Apr 2018	26	\$563,500	-1.1% ▼	79	129	\$430
Mar 2018	35	\$570,000	1.2% ▲	79	122	\$427
Feb 2018	38	\$563,500	0.7% ▲	79	116	\$420

Sales by Price - 12 months (House)

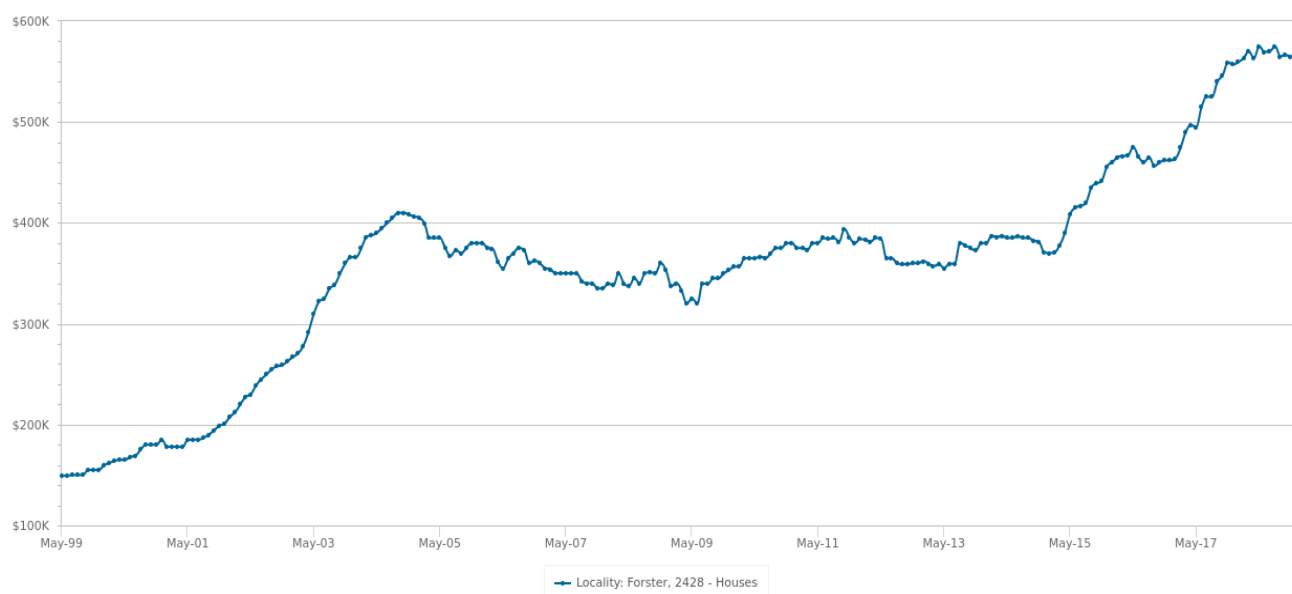
PRICE	NUMBER
<\$200K	5
\$200K-\$400K	23
\$400K-\$600K	97
\$600K-\$800K	74
\$800K-\$1M	23
\$1M-\$2M	8
>\$2M	1



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	309	\$575,000	2.8% ▲	77	357	\$432
2018	387	\$559,500	20.6% ▲	76	385	\$427
2017	404	\$464,000	0.9% ▲	67	384	\$400
2016	347	\$460,000	24.3% ▲	72	418	\$380
2015	260	\$370,000	-2.6% ▼	92	376	\$375
2014	288	\$380,000	5.0% ▲	90	384	\$360
2013	198	\$362,000	-5.7% ▼	142	429	\$350
2012	200	\$384,000	2.4% ▲	135	470	\$340
2011	224	\$375,000	5.2% ▲	91	396	\$300
2010	227	\$356,500	5.6% ▲	124	315	\$280
2009	153	\$337,500	-0.7% ▼	128	280	\$270
2008	233	\$340,000	-4.2% ▼	75	256	\$240
2007	188	\$355,000	-6.6% ▼	101	82	\$260
2006	187	\$380,000	-6.2% ▼	138	43	\$230
2005	176	\$405,000	10.7% ▲	169	37	-
2004	332	\$366,000	37.1% ▲	53	76	-
2003	474	\$267,000	28.4% ▲	-	-	-
2002	456	\$208,000	16.9% ▲	-	3	-
2001	400	\$178,000	11.6% ▲	-	1	-
2000	469	\$159,500	11.9% ▲	-	-	-

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