

COMPARATIVE MARKET ANALYSIS

24 BECKER ROAD, FORSTER, NSW 2428

PREPARED BY KAREN HOSWELL , JKL REAL ESTATE, PHONE: 0428725352



REAL ESTATE



David and Carolyn Olliffe
24 Becker Road
Forster, NSW, 2428

Dear David and Carolyn,

RE: Property Appraisal

Thank you for your invitation to appraise your property and provide you with an appraisal as to what your property may be worth in today's market.

We have based this appraisal on current market conditions as well our extensive knowledge of the property market in the local area.

Should you have any questions relating to the information contained with this document please feel free to contact me on the details below.

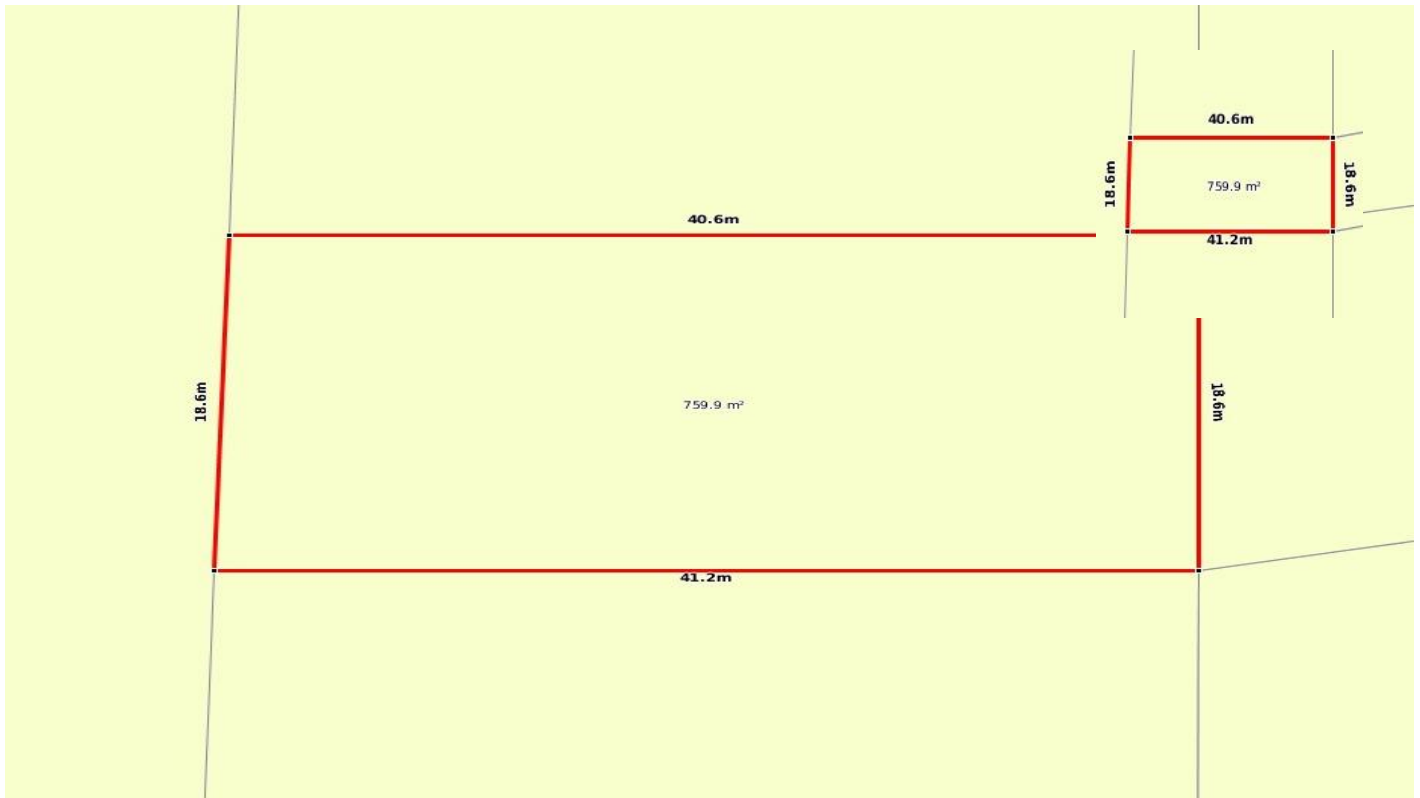
Thank you again for the opportunity to access your property and for considering the services of our office. I look forward to working with you soon.

Kind Regards

Nadine Scotcher on behalf of Karen Hoswell - Director - Sales

Karen Hoswell
JKL Real Estate
Phone: 0428725352
Office Phone: 02 65548717
Email: karen@jklrealestate.com
Web: jklrealestate.com

24 BECKER ROAD, FORSTER, NSW 2428



Owner Details

Owner Name(s): OLLIFFE
Owner Address: 24 BECKER RD, FORSTER, NSW, 2428
Phone(s): *(02) 6557 2150 (OLLIFFE)

Owner Type: Owner Occupied

Property Details

Property Type: House - N/A
RPD: 50/4/DP22922

Land Use: RESIDENCE
Zoning: Low Density Residential
Council: MID-COAST COUNCIL
Features:

4 3 2

Area: 759 m²
Area \$/m²: \$792
Water/Sewerage:
Property ID: 3459944 / NSW306121
UBD Ref: UBD Ref:

Sales History

Sale Amount: \$ 600,000
Sale Date: 21/12/2001
Vendor: POWER

Area: 759 m²
Sale Type: Normal Sale
Related: No

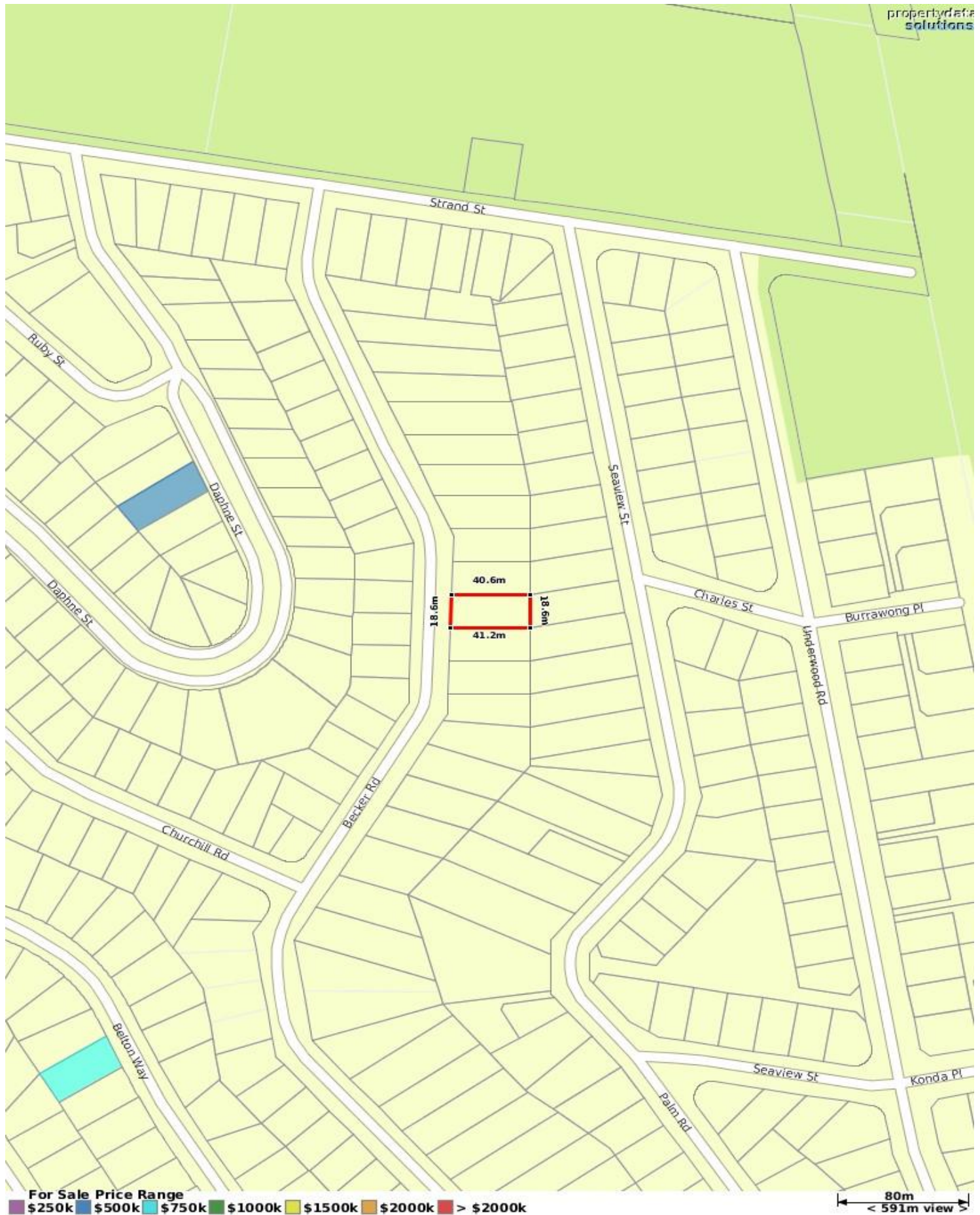
Nearby Sold Properties (Price Range)



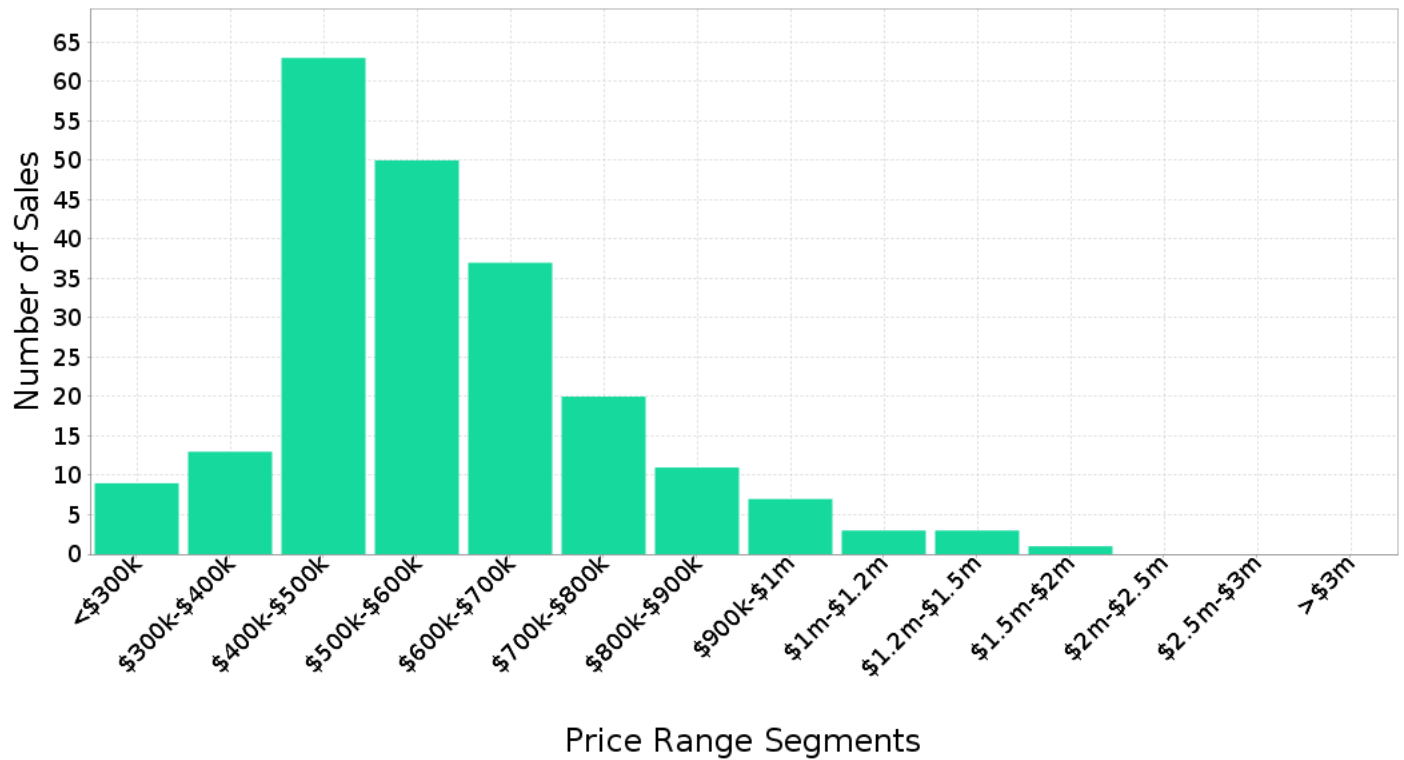
Nearby Sold Properties (Sale Date)



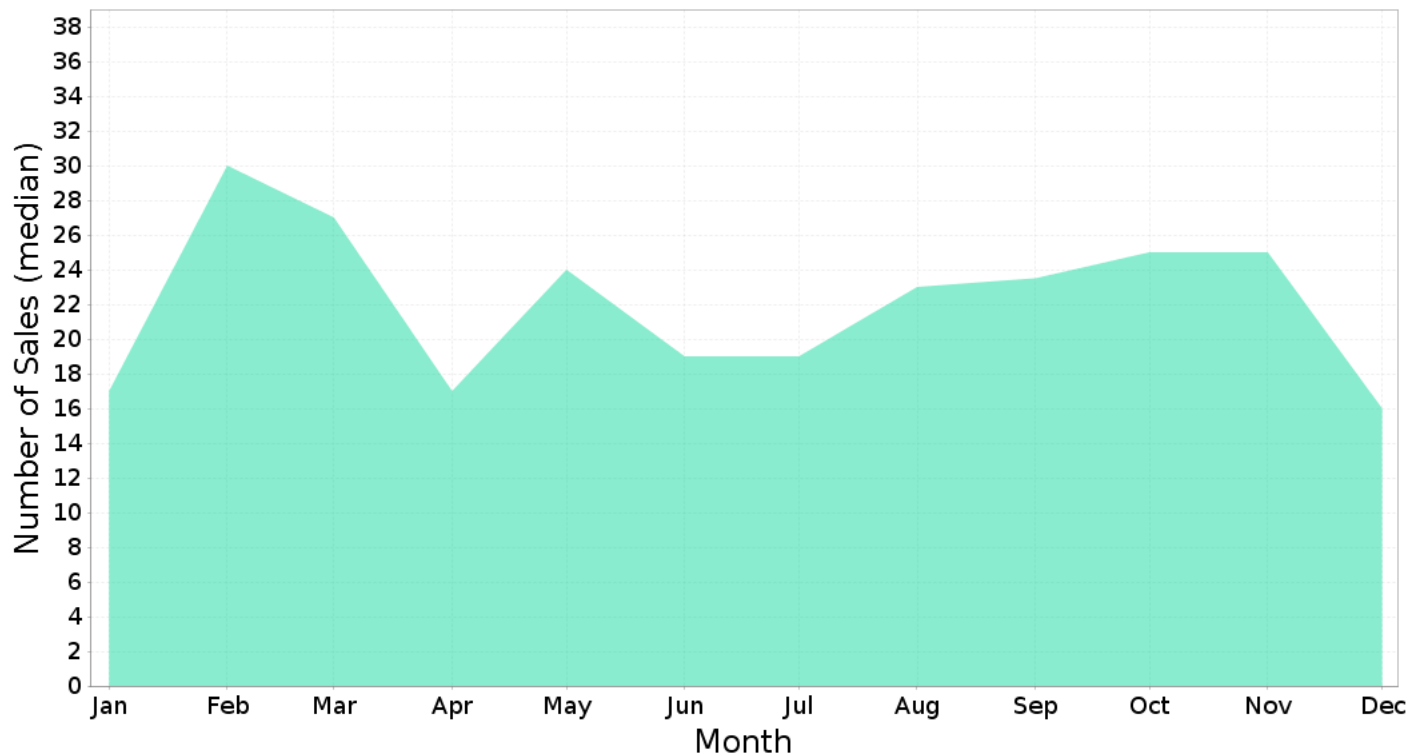
Nearby Properties For Sale



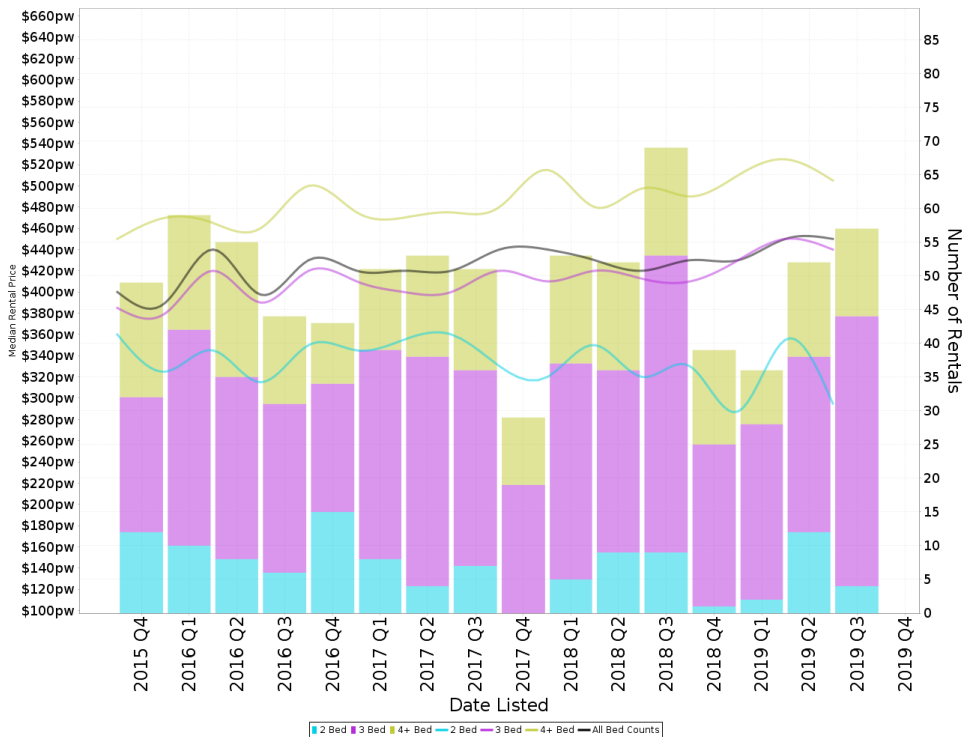
Price Segmentation



Peak Selling Periods



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-4.7%

Current Median Price: \$537,000
Previous Median Price: \$563,500

Based on 475 registered House sales compared over the last two rolling 12 month periods.

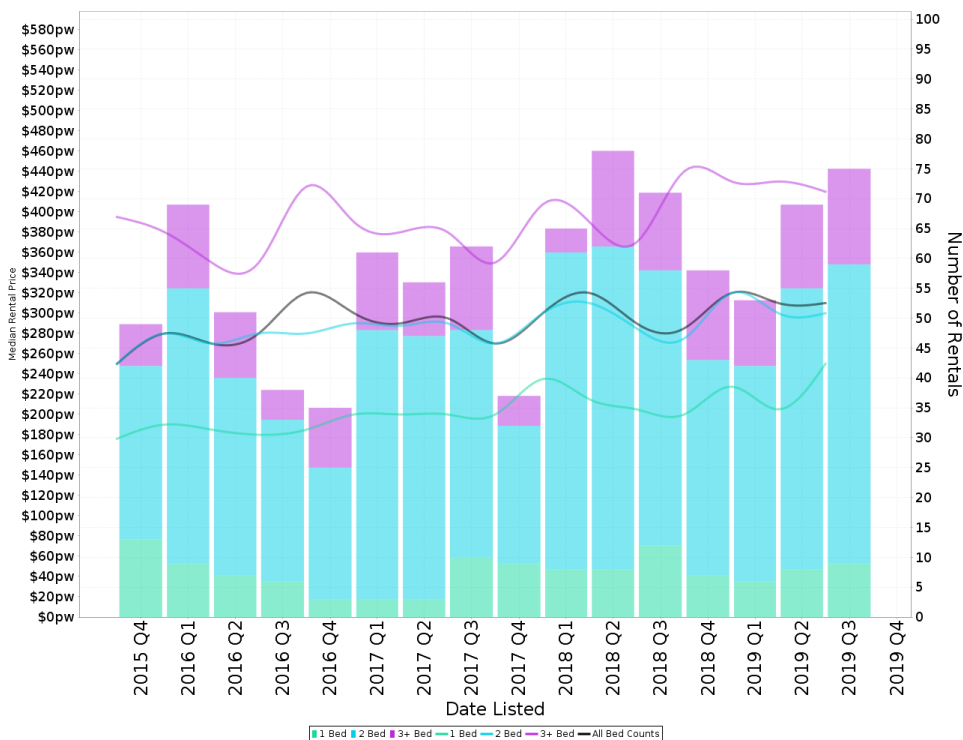
Suburb Rental Yield

+3.9%

Current Median Price: \$537,000
Current Median Rent: \$400

Based on 207 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+11.5%

Current Median Price: \$425,000
Previous Median Price: \$381,000

Based on 334 registered Unit sales compared over the last two rolling 12 month periods.

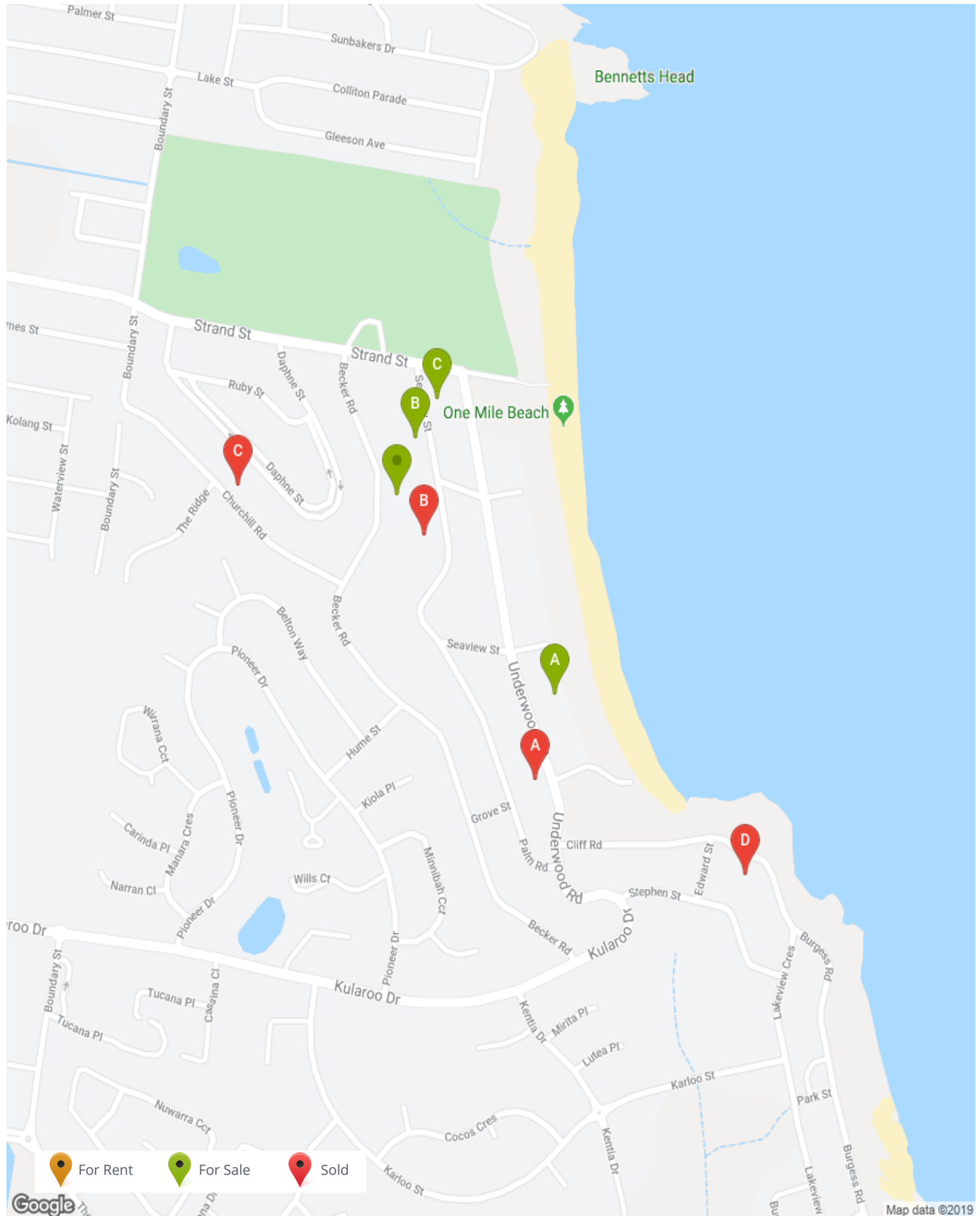
Suburb Rental Yield

+3.3%

Current Median Price: \$425,000
Current Median Rent: \$270

Based on 207 registered Unit rentals compared over the last 12 months.

Comparable Properties Map



Nearby Comparable For Sale Properties

There are 3 properties selected within the radius of 1500.0m from the focus property. The lowest for sale price is \$1,104,000 and the highest for sale price is \$1,295,000 with a median sale price of \$1,289,000. Days listed ranges from 39 to 307 days with the average currently at 198 days for these selected properties.

50 UNDERWOOD RD, FORSTER 2428

Distance from Property: 447m



4



3



4



Property Type: House
Area: 885 m²
RPD: 29//DP242807

Features:

Current List Price: **\$1,295,000** **\$1,295,000**

First List Price: \$1,295,000 \$1,295,000

Date Listed: 31/10/2019 Days Listed: **39 Days**

Listed Price Change:



13 SEAVIEW ST, FORSTER 2428

Distance from Property: 101m



4



2



2



Property Type: House
Area: 664 m²
RPD: 7/4/DP21515

Features:

Current List Price: **\$1,150,000**

First List Price: \$1,200,000

Date Listed: 05/02/2019 Days Listed: **307 Days**

Listed Price Change: **-8.0%**



4 SEAVIEW ST, FORSTER 2428

Distance from Property: 179m



5



3



2



Property Type: House
Area: 556 m²
RPD: 20/2/DP21515

Features:

Current List Price: **\$1,289,000** **\$1,289,000**

First List Price: For sale by Tender closes 30th April

Date Listed: 05/04/2019 Days Listed: **248 Days**

Listed Price Change: **-0.8%**



Nearby Comparable Sold Properties

There are 4 sold properties selected within the radius of 1000.0m from the focus property. The lowest sale price is \$990,000 and the highest sale price is \$1,475,000 with a median sale price of \$1,186,250. Days listed ranges from 16 to 267 days with the average currently at 118 days for these selected properties.

67 UNDERWOOD RD, FORSTER, NSW 2428

Distance from Property: 548m  4  3  2



Property Type: House
Area: 556 m²
Area \$/m²: \$2,651
RPD: 15/1/DP22922

Sale Price: **\$1,475,000 (Agents Advice - Sale)**
Sale Date: 08/11/2019 Days to Sell: **16 Days**
Last Price: \$1,475,000 \$1,475,000 Chg %:
First Price: \$1,475,000 \$1,475,000 Chg %:

Features:



31 SEAVIEW ST, FORSTER, NSW 2428

Distance from Property: 85m  4  2  2



Property Type: House
Area: 1,126 m²
Area \$/m²: \$879
RPD: 16/4/DP21515

Sale Price: **\$990,000 (Agents Advice - Sale)**
Sale Date: 02/11/2019 Days to Sell: **136 Days**
Last Price: \$995,000 \$995,000 Chg %: **-0.5%**
First Price: \$995,000 \$995,000 Chg %: **-0.5%**

Features:



25 CHURCHILL RD, FORSTER, NSW 2428

Distance from Property: 294m  4  3  2



Property Type: House
Area: 556 m²
Area \$/m²: \$1,999
RPD: 13/30166

Sale Price: **\$1,112,500 (Normal Sale)**
Sale Date: 24/10/2019 Days to Sell: **267 Days**
Last Price: \$1,170,000 Chg %: **-4.9%**
First Price: \$1,199,000 Chg %: **-7.2%**

Features:



36 CLIFF RD, FORSTER, NSW 2428

Distance from Property: 913m  3  2  4



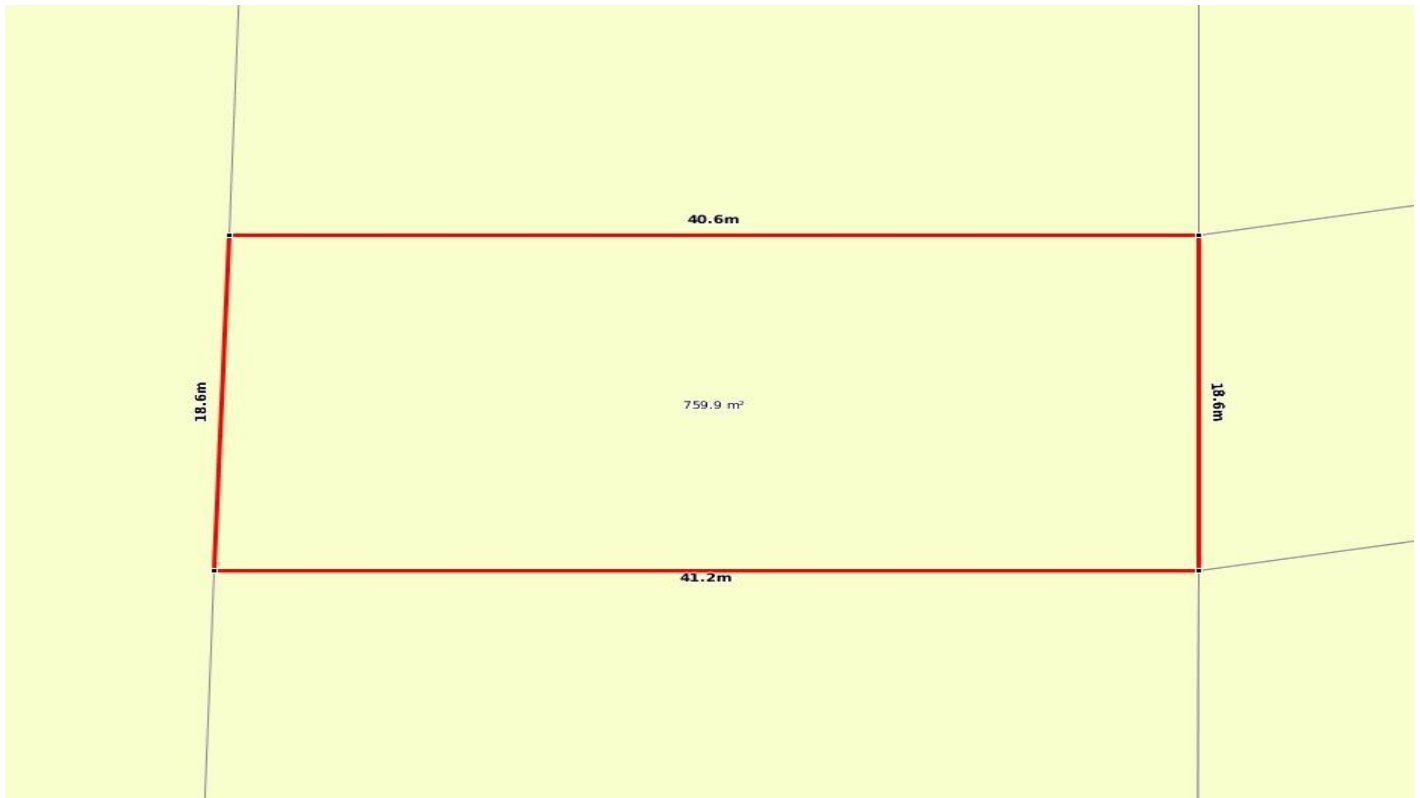
Property Type: House
Area: 462 m²
Area \$/m²: \$2,730
RPD: 7/3/22922

Sale Price: **\$1,260,000 (Normal Sale)**
Sale Date: 16/08/2018 Days to Sell: **52 Days**
Last Price: \$1,295,000 Chg %: **-2.7%**
First Price: \$1,295,000 Chg %: **-3.1%**

Features:



24 BECKER ROAD, FORSTER, NSW 2428



Appraisal Price

This market analysis has been prepared on 09/12/2019 and all information given has been based on a current market analysis for the property listed above. Based on this, we believe this property to be estimated in the following range:

1,250,000 to 1,300,000

Contact your agent for further information:

Agent Name: Karen Hoswell
Mobile: 0428725352
Office: JKL Real Estate
Office Phone: 02 65548717
Email: nadine@jklproperty.com.au
Website: jklrealestate.com