

# COMPARATIVE MARKET ANALYSIS

4/68-70 LITTLE STREET, FORSTER, NSW 2428

PREPARED BY ALEX JACOBS, JKL REAL ESTATE, PHONE: 0400643317



REAL ESTATE



4/68-70 Little Street  
Forster, NSW, 2428

Dear Bev,

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.

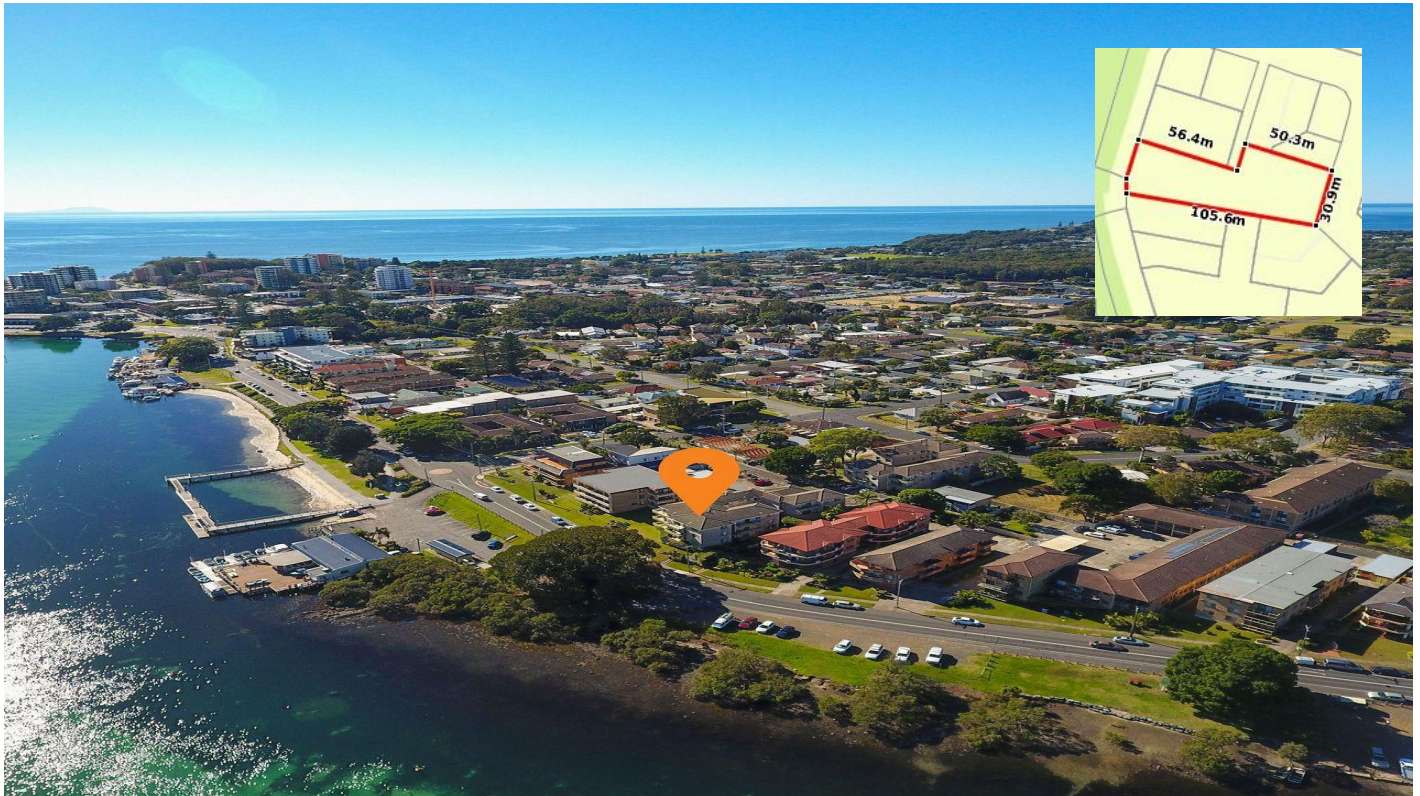
Thank you again for the opportunity to access your property and for considering the services of our office. I look forward to working with you soon.

Kind Regards

Alex Jacobs  
JKL Real Estate  
Phone: 0400643317  
Office Phone: 02 65548717  
Email: alex@jklrealestate.com  
Web: jklrealestate.com



## 4/68-70 LITTLE STREET, FORSTER, NSW 2428



## Owner Details

Owner Name(s): MAYNARD

Owner Address: 4/68 LITTLE ST, FORSTER, NSW, 2428

Phone(s):

Owner Type:

Owner Occupied

## Property Details

Property Type: Unit - N/A  
RPD: 4//SP16340

Land Use: RESIDENCE

Zoning

Council: MID-COAST COUNCIL

Features: Deck, Built in Robes, Improvements: Internal Laundry, Dishwasher

2
 1
 1

Area: 0 m<sup>2</sup> (0 m<sup>2</sup>)Area \$/m<sup>2</sup>: ()

Water/Sewerage:

Property ID: 15032818 /

UBD Ref: UBD Ref:

## Sales History

Sale Amount: Sale Date: Vendor:

\$ 485,000 08/12/2020 JARVIS

Area:

0 m<sup>2</sup>

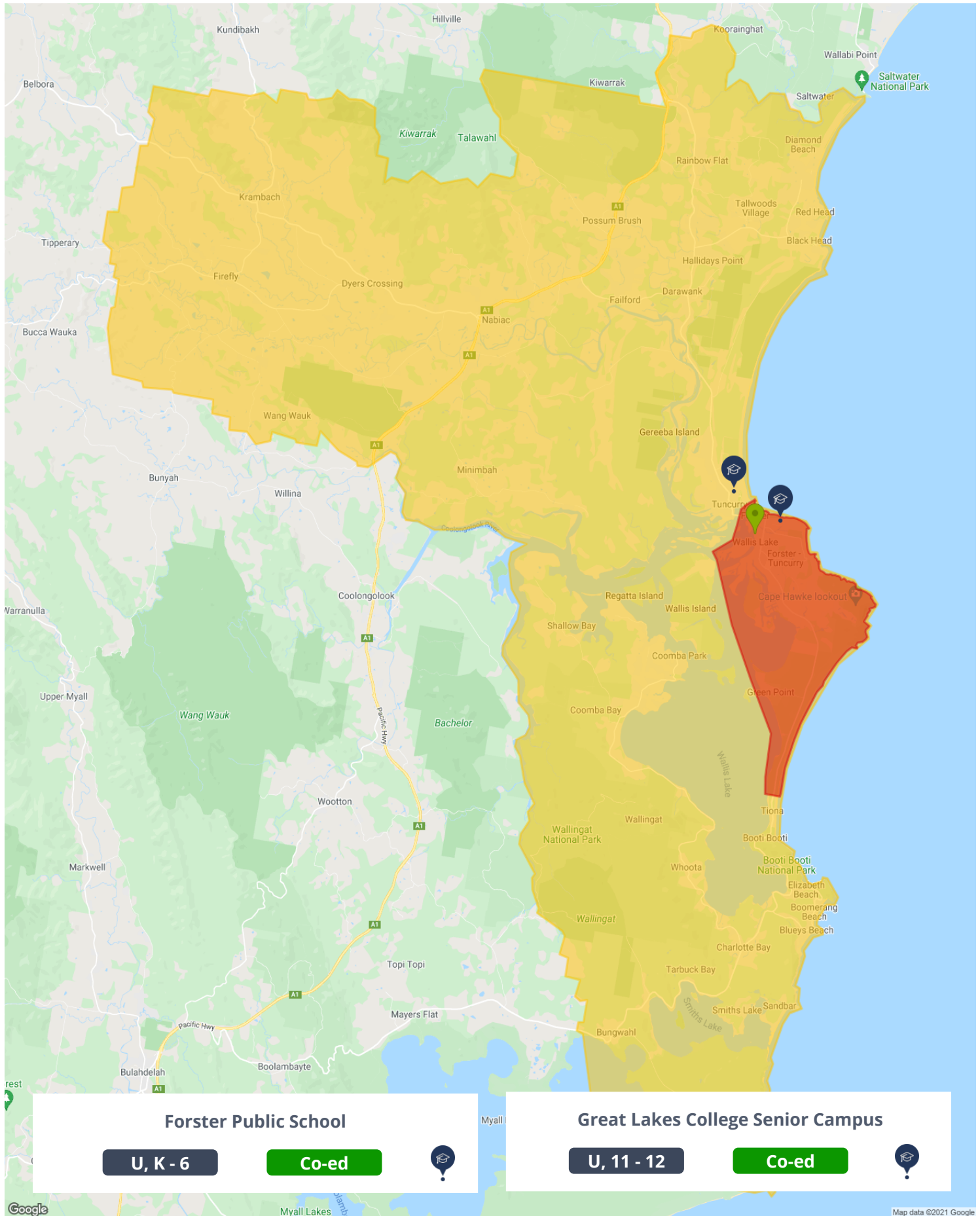
Sale Type:

Normal Sale

Related:

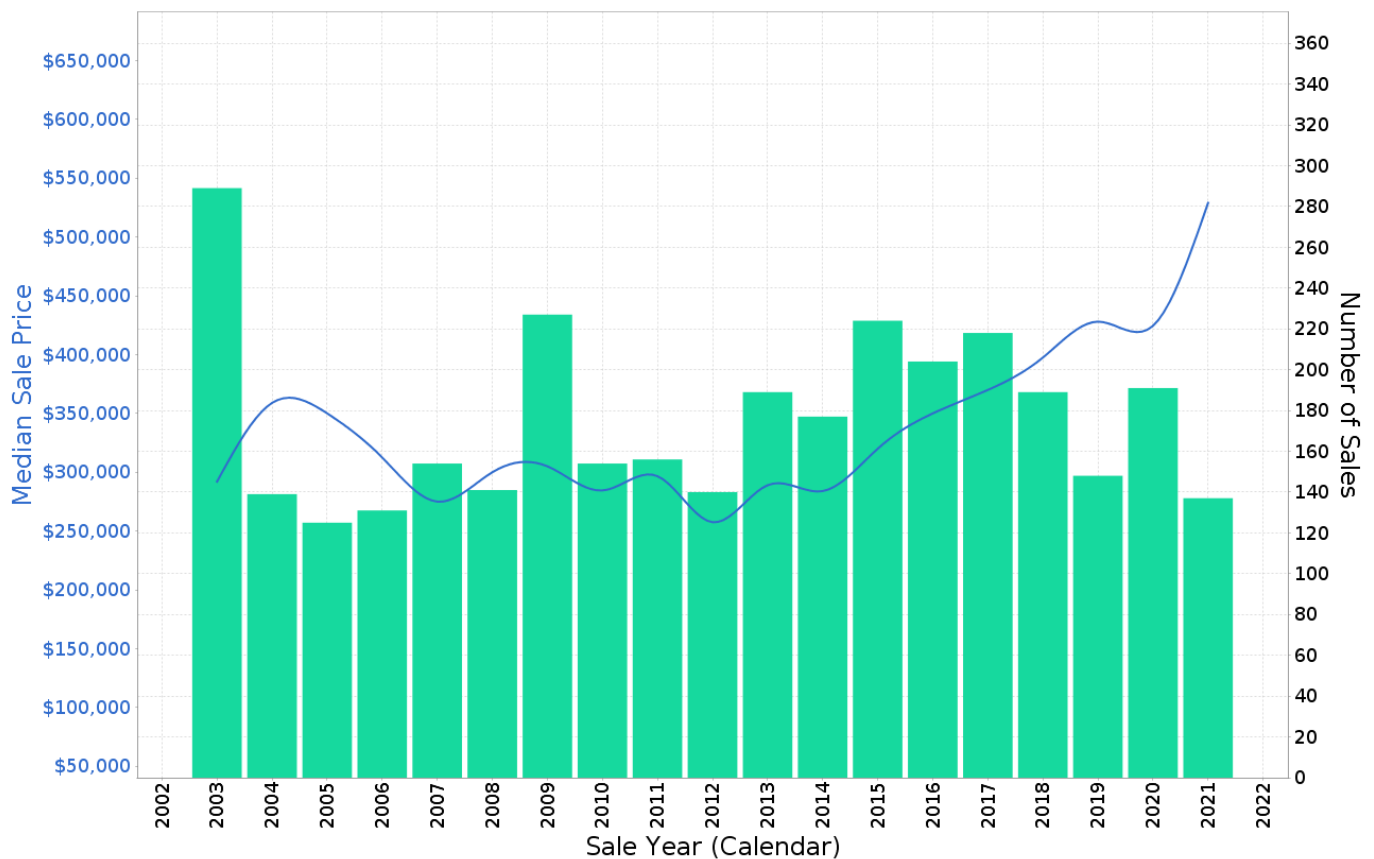
No

## School Catchment Areas



## Sales & Growth Chart (Unit)

Year	No. of Sales	Average	Median	Growth	Low	High
2003	289	\$ 338,209	\$ 292,000		\$ 30,000	\$ 1,400,000
2004	139	\$ 435,158	\$ 359,000	22.9 %	\$ 48,000	\$ 1,925,000
2005	125	\$ 378,162	\$ 350,000	-2.5 %	\$ 37,500	\$ 1,217,250
2006	131	\$ 380,316	\$ 312,500	-10.7 %	\$ 105,000	\$ 1,520,000
2007	154	\$ 331,822	\$ 275,000	-12.0 %	\$ 22,000	\$ 1,350,000
2008	141	\$ 341,990	\$ 300,000	9.1 %	\$ 70,000	\$ 1,165,500
2009	227	\$ 328,029	\$ 305,000	1.7 %	\$ 65,000	\$ 1,050,000
2010	154	\$ 326,213	\$ 284,500	-6.7 %	\$ 11,000	\$ 1,300,000
2011	156	\$ 301,956	\$ 296,653	4.3 %	\$ 35,625	\$ 970,000
2012	140	\$ 278,818	\$ 257,500	-13.2 %	\$ 50,000	\$ 850,000
2013	189	\$ 303,834	\$ 289,000	12.2 %	\$ 45,000	\$ 1,000,000
2014	177	\$ 313,034	\$ 284,000	-1.7 %	\$ 66,486	\$ 1,200,000
2015	224	\$ 348,699	\$ 320,000	12.7 %	\$ 5,000	\$ 1,225,000
2016	204	\$ 371,182	\$ 350,000	9.4 %	\$ 83,333	\$ 1,425,000
2017	218	\$ 394,464	\$ 370,000	5.7 %	\$ 17,250	\$ 1,700,000
2018	189	\$ 458,498	\$ 397,500	7.4 %	\$ 142,500	\$ 3,300,000
2019	148	\$ 451,967	\$ 428,000	7.7 %	\$ 57,000	\$ 1,500,000
2020	191	\$ 484,358	\$ 424,500	-0.8 %	\$ 75,000	\$ 1,350,000
2021	137	\$ 557,090	\$ 529,000	24.6 %	\$ 57,500	\$ 1,850,000

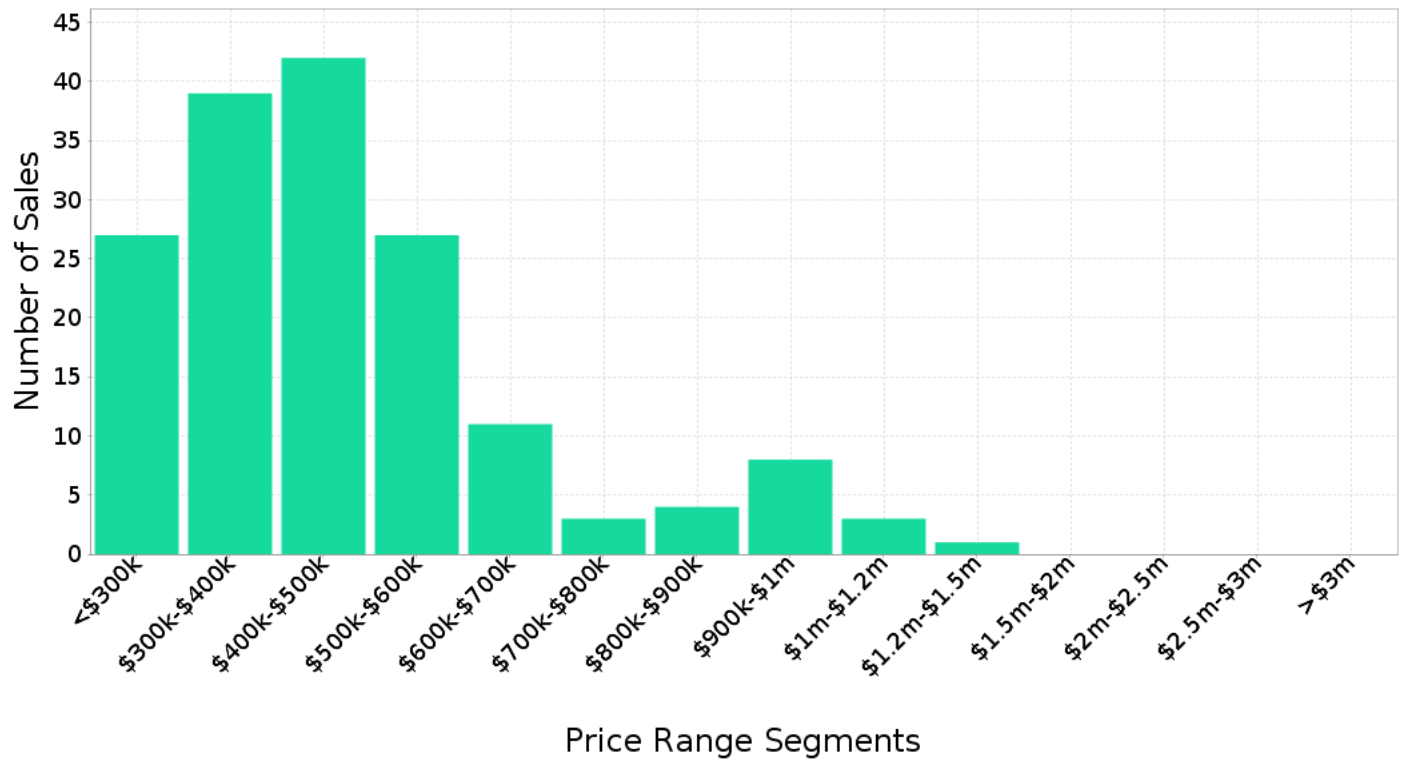


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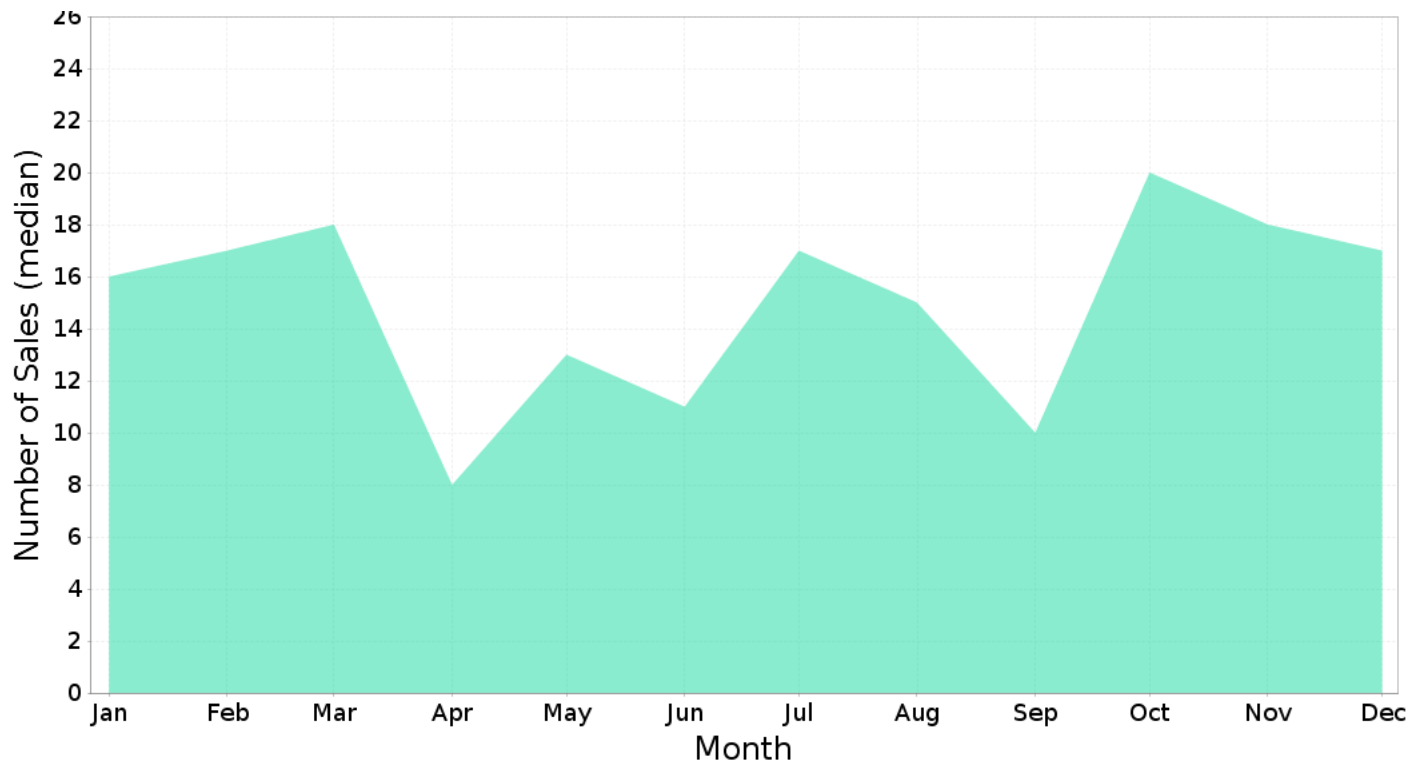
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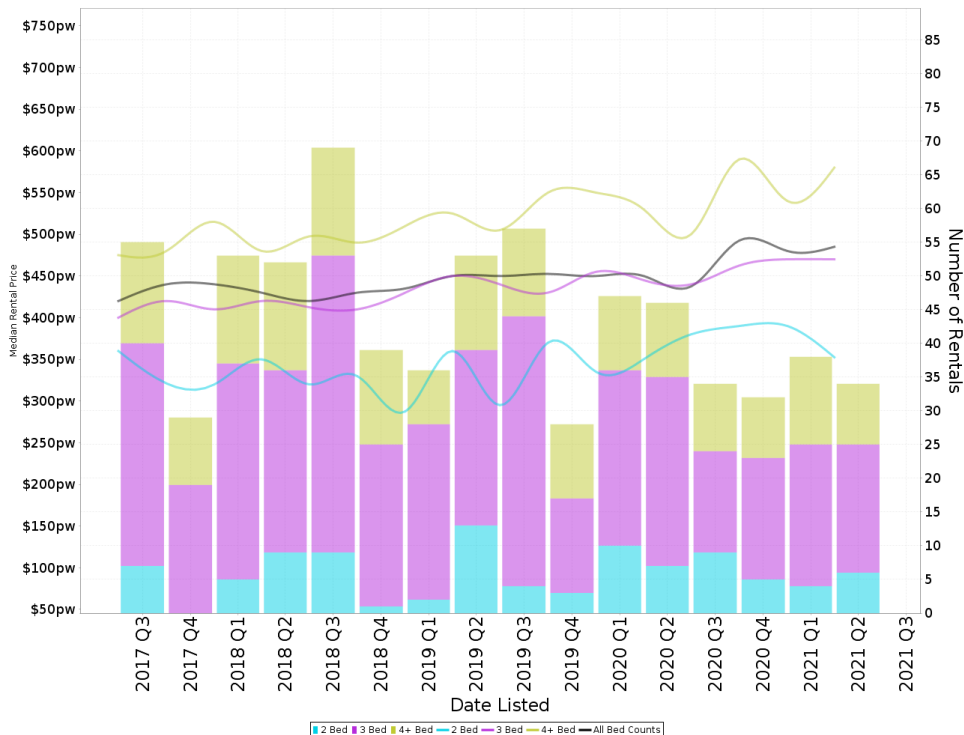
## Price Segmentation



## Peak Selling Periods



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**+8.8%**

**Current Median Price: \$630,000**  
**Previous Median Price: \$579,000**

Based on 557 registered House sales compared over the last two rolling 12 month periods.

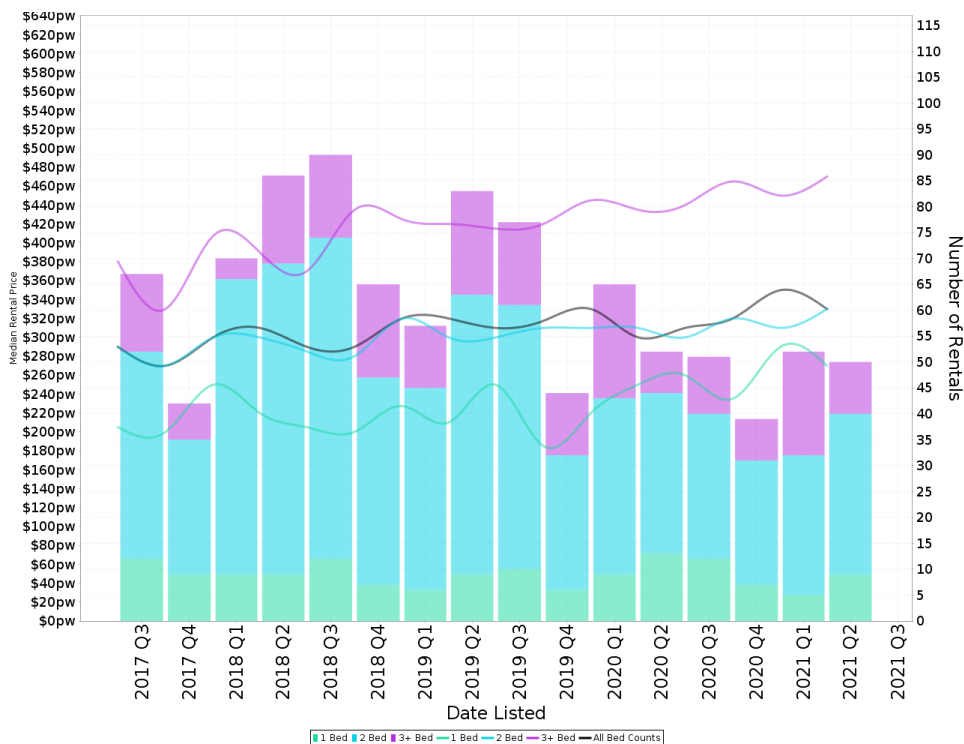
### Suburb Rental Yield

**+3.5%**

**Current Median Price: \$630,000**  
**Current Median Rent: \$430**

Based on 189 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**+8.4%**

**Current Median Price: \$471,500**  
**Previous Median Price: \$435,000**

Based on 393 registered Unit sales compared over the last two rolling 12 month periods.

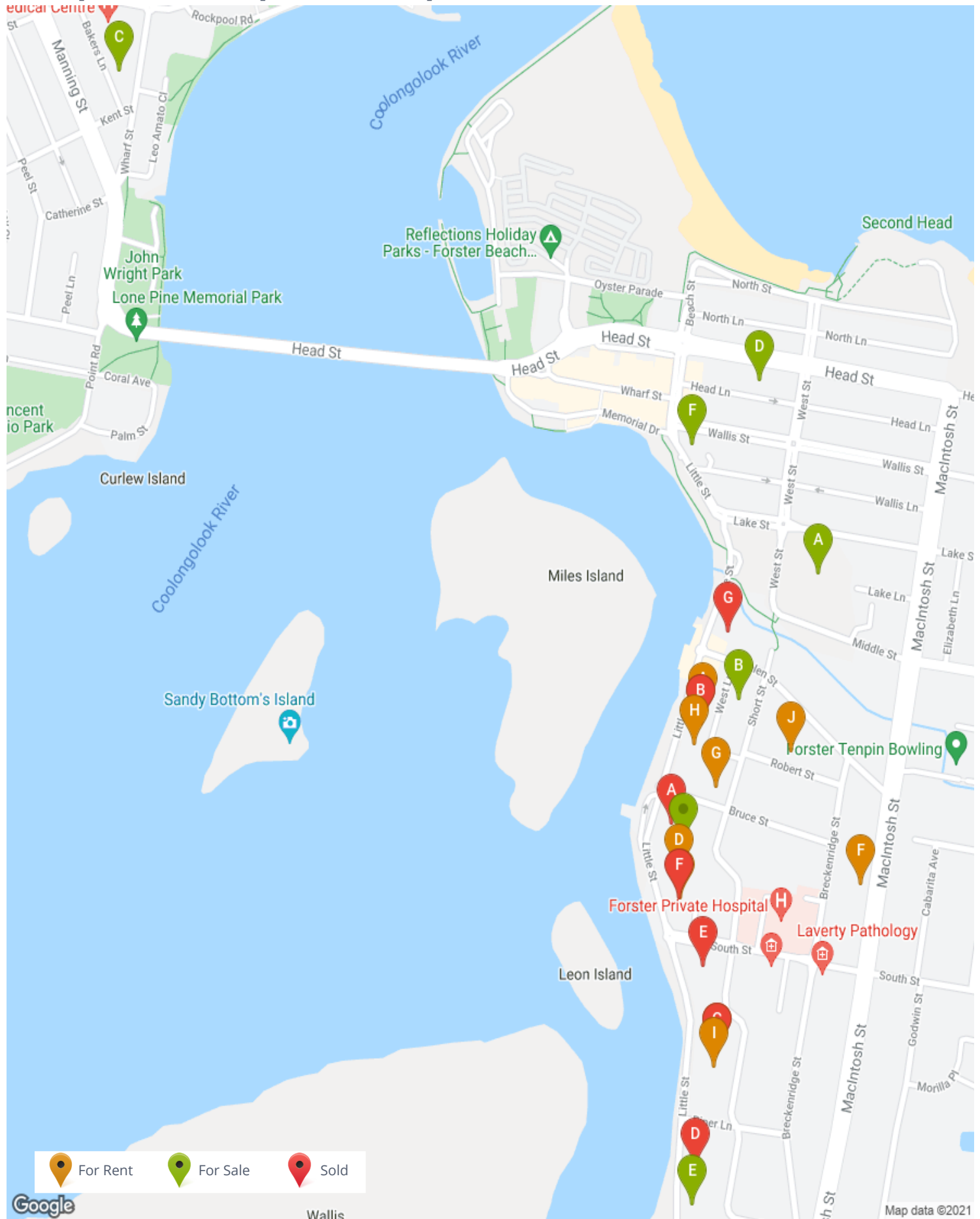
### Suburb Rental Yield

**+3.3%**

**Current Median Price: \$471,500**  
**Current Median Rent: \$300**

Based on 265 registered Unit rentals compared over the last 12 months.

## Comparable Properties Map





## Nearby Comparable Rental Properties

There are 10 rental properties selected within the radius of 500.0m from the focus property. The lowest for rent price is \$290 and the highest for rent price is \$450 with a median rental price of \$340. Days listed ranges from 3 to 39 days with the average currently at 21 days for these selected properties.

### 4/40 LITTLE ST, FORSTER 2428

2 1 1



Property Type: Unit  
Area: 979 m<sup>2</sup>  
RPD: 4//SP21991

Features:

Current Rent Price: **\$350.00 weekly**  
First Rent Price: **\$350.00 weekly**  
Month Listed: **September 2021**  
Days on Market: **13 Days**



### 8/42 LITTLE ST, FORSTER 2428

2 1 1



Property Type: Unit  
Area: (79 m<sup>2</sup>)  
RPD: 8//SP20076

Features:

Current Rent Price: **\$400.00 weekly**  
First Rent Price: **\$400.00 weekly**  
Month Listed: **September 2021\* (Rented)**  
Days on Market: **3 Days**



### 11/112-116 LITTLE ST, FORSTER 2428

2 1 1



Property Type: Unit  
Area:  
RPD: 11//SP15597

Features:

Current Rent Price: **\$450 weekly**  
First Rent Price: **\$500 weekly**  
Month Listed: **August 2021\* (Rented)**  
Days on Market: **29 Days**



### 11/76-80 LITTLE ST, FORSTER 2428

2 1 1



Property Type: Unit  
Area:  
RPD: 11//SP38959

Features:

Current Rent Price: **\$300 per week**  
First Rent Price: **\$300 per week**  
Month Listed: **August 2021**  
Days on Market: **39 Days**



### 11/82 LITTLE ST, FORSTER 2428

2 1 1



Property Type: Unit  
Area: 1,276 m<sup>2</sup>  
RPD: 11//SP8219

Features:

Current Rent Price: **\$360 weekly**  
First Rent Price: **\$360 weekly**  
Month Listed: **August 2021\* (Rented)**  
Days on Market: **38 Days**



## 8/63 MACINTOSH ST, FORSTER 2428

2 1 1



Property Type: Unit  
Area: 2,474 m<sup>2</sup>  
RPD: 8//SP19263

Features:

Current Rent Price: **\$360.00 weekly**  
First Rent Price: **\$360.00 weekly**  
Month Listed: **July 2021\* (Rented)**  
Days on Market: **8 Days**



## 7-11 BRUCE ST, FORSTER 2428

2 1 1



Property Type: Unit  
Area: 1,802 m<sup>2</sup>  
RPD: CP//SP17235

Features:

Current Rent Price: **\$330**  
First Rent Price: **\$330**  
Month Listed: **July 2021\* (Rented)**  
Days on Market: **10 Days**



## 5/48 LITTLE ST, FORSTER 2428

2 1 1



Property Type: Unit  
Area: 707 m<sup>2</sup>  
RPD: 5//SP15095

Features:

Current Rent Price: **\$300.00 weekly**  
First Rent Price: **\$300.00 weekly**  
Month Listed: **July 2021\* (Rented)**  
Days on Market: **21 Days**



## 7/120 LITTLE ST, FORSTER 2428

2 1 1



Property Type: Unit  
Area:  
RPD: 7//SP15181

Features:

Current Rent Price: **\$300 weekly**  
First Rent Price: **\$300 weekly**  
Month Listed: **June 2021\* (Rented)**  
Days on Market: **23 Days**



## 4/15 ROBERT ST, FORSTER 2428

2 1 1



Property Type: Unit  
Area: 500 m<sup>2</sup> (500 m<sup>2</sup>)  
RPD: 15/4/DP20974

Features:

Current Rent Price: **\$290.00 weekly**  
First Rent Price: **\$290.00 weekly**  
Month Listed: **May 2021\* (Rented)**  
Days on Market: **28 Days**



## Nearby Comparable For Sale Properties

There are 8 properties selected within the radius of 2000.0m from the focus property. The lowest for sale price is \$525,000 and the highest for sale price is \$1,149,000 with a median sale price of \$690,000. Days listed ranges from 3 to 186 days with the average currently at 59 days for these selected properties.

### 610/4 LAKE ST, FORSTER 2428

Distance from Property: 520m



Property Type: Unit  
Area: 1.22 ha  
RPD: 11-13//DP47987

Features:

Current List Price: **\$765,000**

First List Price: \$765,000

Date Listed: 09/08/2021 Days Listed: **35 Days**

Listed Price Change:



### 1 MACINTOSH, FORSTER 2428



Property Type: Unit  
Area:  
RPD:

Features:

Current List Price: **From \$550,000**

First List Price: From \$649,000

Date Listed: Days Listed: **1000+ Days**

Listed Price Change: **-15.3%**

### 9 SHORT ST, FORSTER 2428

Distance from Property: 263m



Property Type: Unit  
Area: 677 m<sup>2</sup> (676 m<sup>2</sup>)  
RPD: 4/2//DP19648

Features:

Current List Price: **\$1,149,000**

First List Price: Silent Auction

Date Listed: 11/03/2021 Days Listed: **186 Days**

Listed Price Change:



### LEVEL 3 10/6-8 WHARF ST, TUNCURRY 2428

Distance from Property: 1.7km



Property Type: Unit  
Area: 1,231 m<sup>2</sup>  
RPD: 10//SP19495

Features:

Current List Price: **Contact Agent**

First List Price: Contact Agent

Date Listed: 01/09/2021 Days Listed: **12 Days**

Listed Price Change:



### 14-18 HEAD STREET, FORSTER 2428

Distance from Property: 798m



Property Type: Unit  
Area: 2,708 m<sup>2</sup> (168 m<sup>2</sup>)  
RPD: CP//SP76001

Features:

Current List Price: **\$670,000**

First List Price: \$670,000

Date Listed: 17/08/2021 Days Listed: **27 Days**

Listed Price Change:





## 15/56 NORTH ST, FORSTER 2428

2 1 1



Property Type: Unit  
Area:  
RPD:

Features:

Current List Price: **\$710,000 - \$730,000**

First List Price: \$750,000

Date Listed: 15/04/2021 Days Listed: **152 Days**

Listed Price Change: **-5.3%**

## 11/152 LITTLE ST, FORSTER 2428

Distance from Property: 616m

3 2 2



Property Type: Unit  
Area:  
RPD: 11//SP77607

Features: HIGHSET, ENSUITE, BUILT IN ROBES, MODERN KITCHEN, SCENIC VIEWS



Current List Price: **\$844,000**

First List Price: \$844,000

Date Listed: 10/09/2021 Days Listed: **3 Days**

Listed Price Change:

## 408/2 LITTLE ST, FORSTER 2428

Distance from Property: 677m

1 1 1



Property Type: Unit  
Area:  
RPD: 23//SP72411

Features:

Current List Price: **\$525,000**

First List Price: \$525,000

Date Listed: 10/09/2021 Days Listed: **4 Days**

Listed Price Change:



## Nearby Comparable Sold Properties

There are 7 sold properties selected within the radius of 500.0m from the focus property. The lowest sale price is \$485,000 and the highest sale price is \$825,000 with a median sale price of \$525,000. Days listed ranges from 3 to 29 days with the average currently at 14 days for these selected properties.

### 13/64 LITTLE ST, FORSTER, NSW 2428

Distance from Property: 37m  2  1  1



Property Type: Unit  
Area:  
Area \$/m2:  
RPD: 13//SP9412

Features:

Sale Price: **\$510,000 (Agents Advice - Sale)**  
Sale Date: 06/09/2021 Days to Sell: **21 Days**  
Last Price: NEW TO MARKET Chg %:  
First Price: NEW TO MARKET Chg %:



### 8/42 LITTLE ST, FORSTER, NSW 2428

Distance from Property: 204m  2  1  1



Property Type: Unit  
Area:  
Area \$/m2:  
RPD: 8//SP20076

Features:

Sale Price: **\$525,000 (Agents Advice - Sale)**  
Sale Date: 06/08/2021 Days to Sell: **9 Days**  
Last Price: \$525,000 Chg %:  
First Price: \$525,000 Chg %:



### 11/112 LITTLE ST, FORSTER, NSW 2428

Distance from Property: 363m  2  1  1



Property Type: Unit  
Area:  
Area \$/m2:  
RPD: 11//SP15597

Features:

Sale Price: **\$525,000 (Normal Sale)**  
Sale Date: 21/06/2021 Days to Sell: **3 Days**  
Last Price: \$525,000 (Under Offer) Chg %:  
First Price: \$525,000 (Under Offer) Chg %:



### 20/142 LITTLE ST, FORSTER, NSW 2428

Distance from Property: 554m  2  1  1



Property Type: Unit  
Area:  
Area \$/m2:  
RPD: 20//SP80194

Features:

Sale Price: **\$735,000 (Normal Sale)**  
Sale Date: 11/06/2021 Days to Sell: **17 Days**  
Last Price: 735000 Chg %:  
First Price: EXPRESSIONS OF Chg %:



### 7/94 LITTLE ST, FORSTER, NSW 2428

Distance from Property: 214m  2  2  1



Property Type: Unit  
Area:  
Area \$/m2:  
RPD: 7//SP18439

Features:

Sale Price: **\$620,000 (Normal Sale)**  
Sale Date: 25/03/2021 Days to Sell: **29 Days**  
Last Price: NEW TO MARKET Chg %:  
First Price: NEW TO MARKET Chg %:



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## 7/82 LITTLE ST, FORSTER, NSW 2428

Distance from Property: 96m  2  1  1

Property Type: Unit  
Area:  
Area \$/m2:  
RPD: 7/SP8219

Features:

Sale Price: **\$485,000 (Normal Sale)**  
Sale Date: 19/03/2021 Days to Sell: **8 Days**  
Last Price: \$489,000 (Under Offer) Chg %: **-0.8%**  
First Price: \$489,000 (Under Offer) Chg %: **-0.8%**



## 2/20 LITTLE ST, FORSTER, NSW 2428

Distance from Property: 367m  3  2  2

Property Type: Unit  
Area:  
Area \$/m2:  
RPD: 2//SP69480

Features:

Sale Price: **\$825,000 (Agents Advice - Sale)**  
Sale Date: 16/08/2021 Days to Sell: **10 Days**  
Last Price: \$830,000 Chg %: **-0.6%**  
First Price: \$830,000 (Under Offer) Chg %: **-0.6%**







REAL ESTATE

## 4/68-70 LITTLE STREET, FORSTER, NSW 2428



### Contact your agent for further information:



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