

COMPARATIVE MARKET ANALYSIS

HEREFORD PL, FAILFORD, NSW 2430

PREPARED BY CARLIE BASHAM, JKL REAL ESTATE, PHONE: 0439757378





REAL ESTATE

Higham
Hereford PI
Failford, NSW, 2430

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

Carlie Basham
JKL Real Estate
Phone: 0439757378
Office Phone: 02 65548717
Email: carlie@jklrealestate.com
Web: jklrealestate.com

HEREFORD PL, FAILFORD, NSW 2430



Owner Details

Owner Name(s): HIGHAM

Owner Address: HEREFORD PL, FAILFORD, NSW, 2430

Phone(s):

Owner Type:

Owner Occupied

Property Details

Property Type: Vacant Land - N/A

RPD: 301//DP1240775

Land Use: VACANT LAND

Zoning: Large Lot Residential

Council: MID-COAST COUNCIL

Features:



Area: 4,000 m²

Area \$/m²: \$74

Water/Sewerage:

Property ID: 1502722423 /

UBD Ref: UBD Ref:

Sales History

Sale Amount: Sale Date: Vendor:

\$ 295,000 22/12/2017 HOZCOLE PTY LIMITED

Area:

4,000 m²

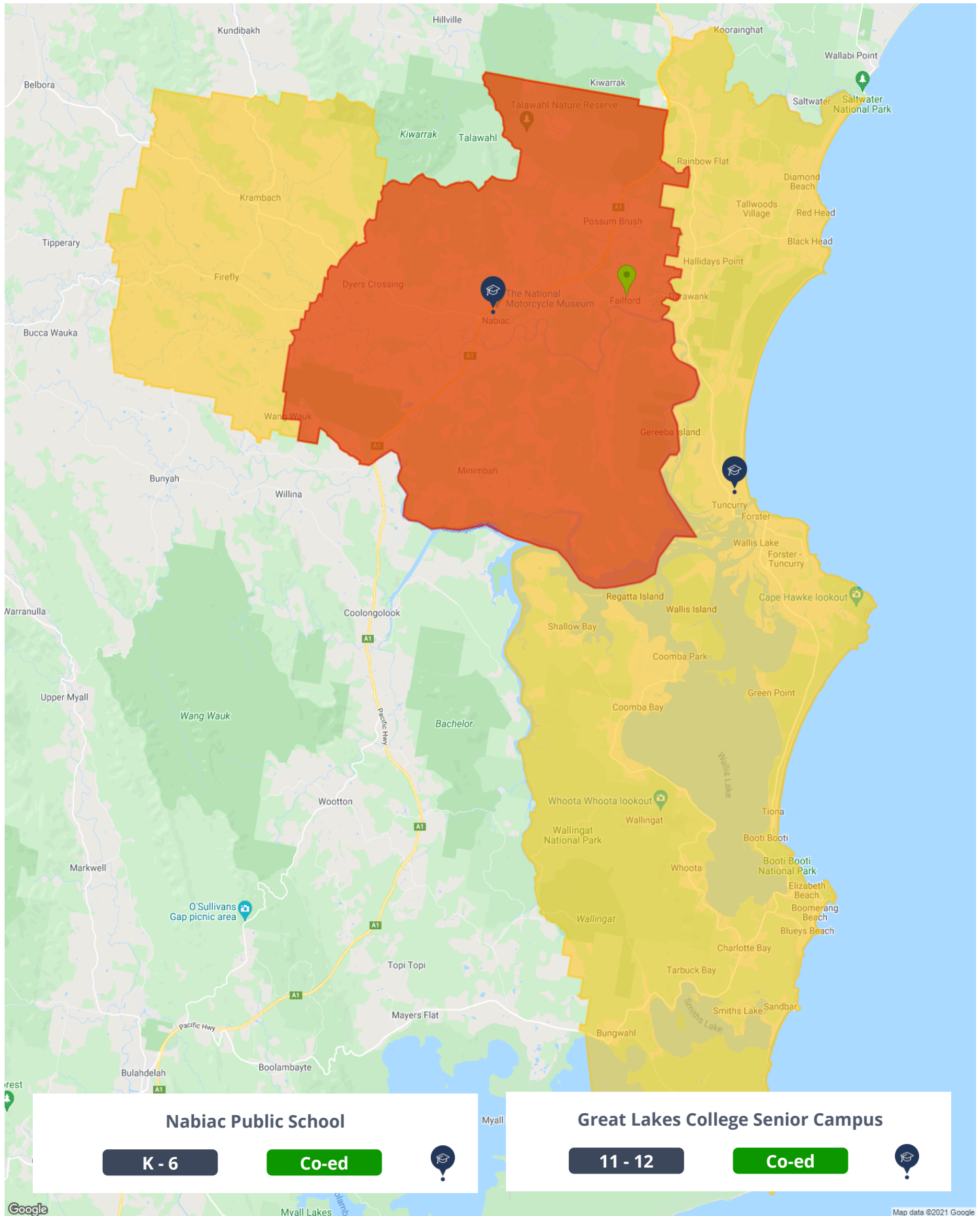
Sale Type:

Normal Sale

Related:

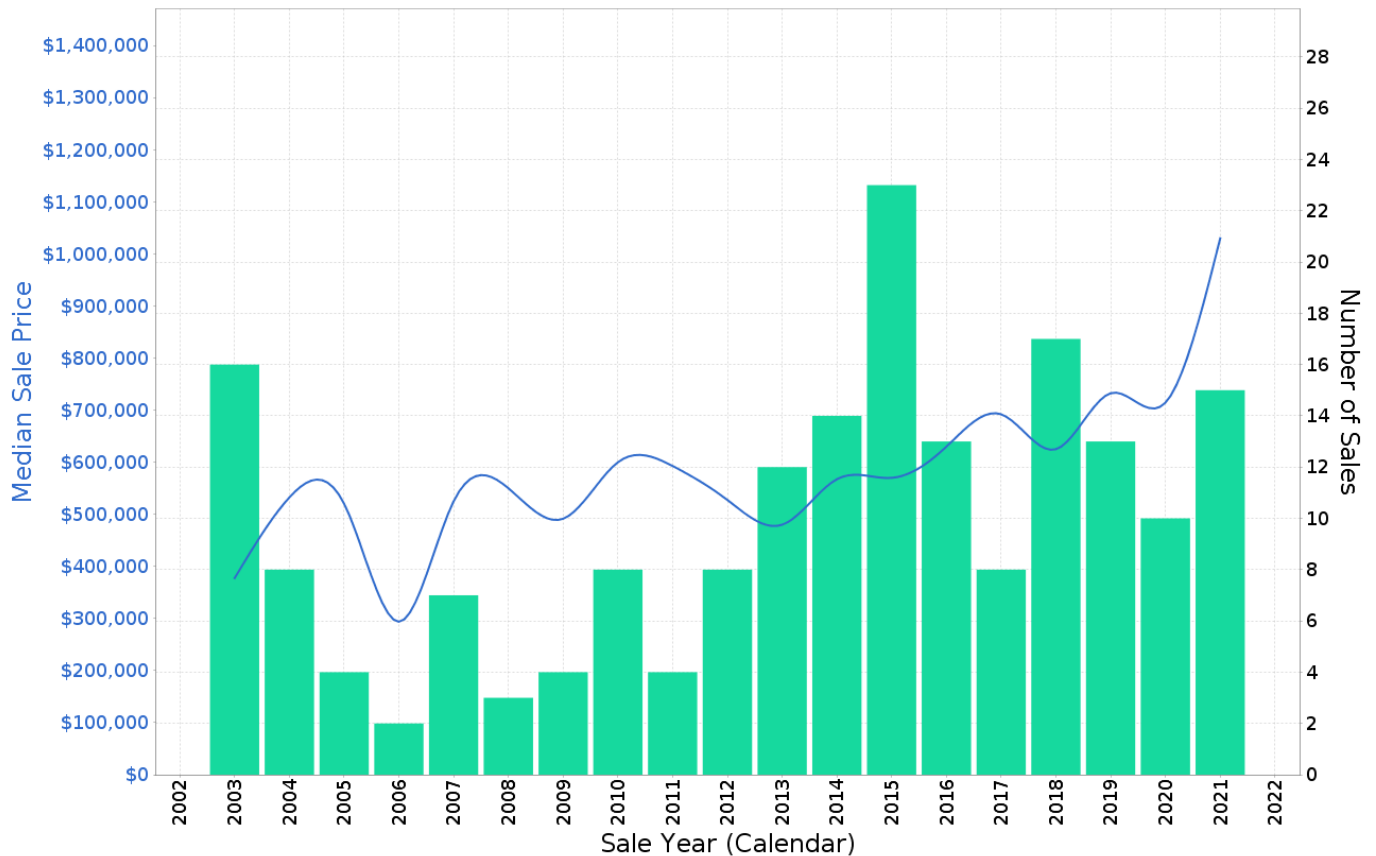
No

School Catchment Areas



Sales & Growth Chart (House)

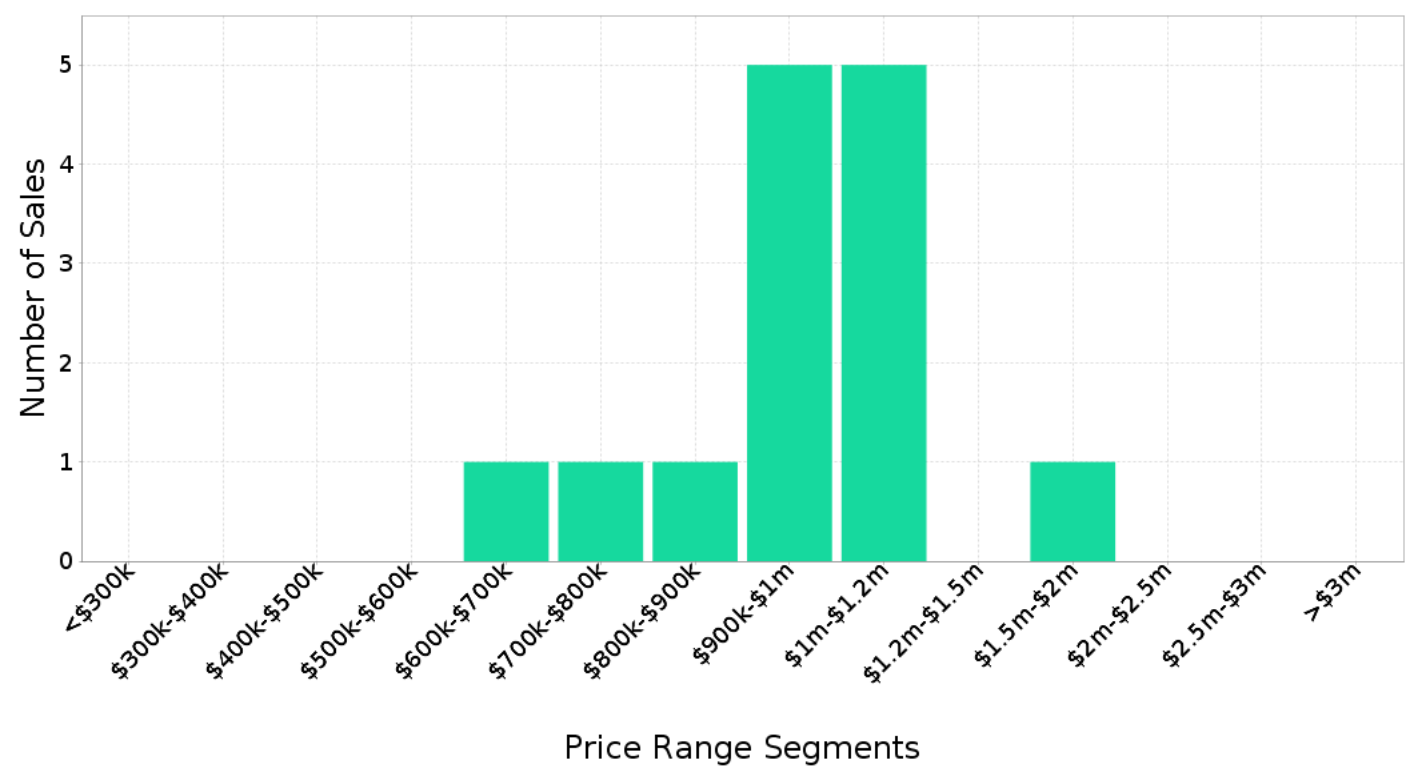
Year	No. of Sales	Average	Median	Growth	Low	High
2003	16	\$ 364,948	\$ 377,500		\$ 161,667	\$ 520,000
2004	8	\$ 593,312	\$ 532,500	41.1 %	\$ 330,000	\$ 1,100,000
2005	4	\$ 551,250	\$ 520,000	-2.3 %	\$ 500,000	\$ 665,000
2006	2	\$ 293,750	\$ 293,750	-43.5 %	\$ 237,500	\$ 350,000
2007	7	\$ 672,071	\$ 525,000	78.7 %	\$ 410,000	\$ 1,500,000
2008	3	\$ 555,833	\$ 550,000	4.8 %	\$ 540,000	\$ 577,500
2009	4	\$ 478,000	\$ 491,500	-10.6 %	\$ 379,000	\$ 550,000
2010	8	\$ 562,000	\$ 600,000	22.1 %	\$ 415,000	\$ 662,000
2011	4	\$ 580,125	\$ 592,750	-1.2 %	\$ 505,000	\$ 630,000
2012	8	\$ 529,250	\$ 527,500	-11.0 %	\$ 399,000	\$ 630,000
2013	12	\$ 472,508	\$ 480,000	-9.0 %	\$ 115,597	\$ 750,000
2014	14	\$ 565,786	\$ 567,500	18.2 %	\$ 490,000	\$ 669,000
2015	23	\$ 555,643	\$ 570,000	0.4 %	\$ 297,000	\$ 860,000
2016	13	\$ 568,462	\$ 630,000	10.5 %	\$ 310,000	\$ 775,000
2017	8	\$ 720,500	\$ 692,000	9.8 %	\$ 540,000	\$ 1,100,000
2018	17	\$ 594,088	\$ 625,000	-9.7 %	\$ 285,000	\$ 840,000
2019	13	\$ 757,846	\$ 732,500	17.2 %	\$ 478,000	\$ 1,235,000
2020	10	\$ 685,750	\$ 714,500	-2.5 %	\$ 277,000	\$ 1,295,000
2021	15	\$ 1,047,633	\$ 1,030,000	44.2 %	\$ 720,000	\$ 1,550,000



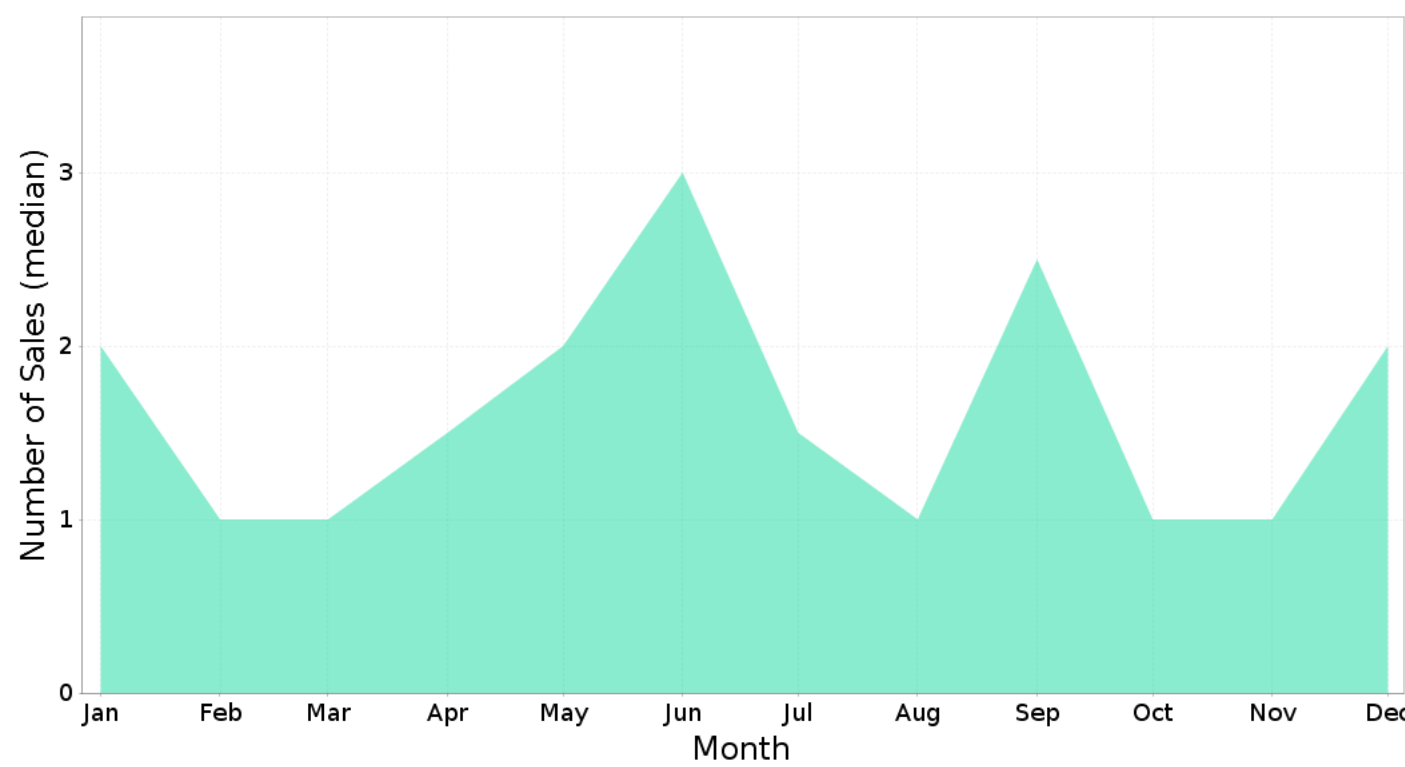
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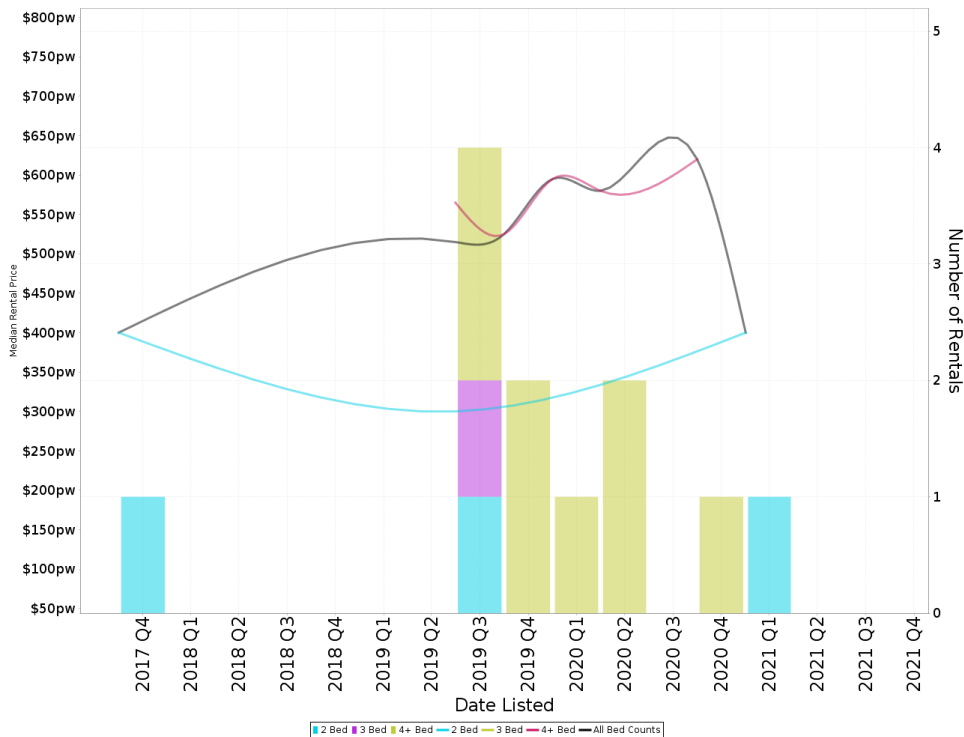
Price Segmentation



Peak Selling Periods



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+27.5%

Current Median Price: \$949,500
Previous Median Price: \$744,500

Based on 26 registered House sales compared over the last two rolling 12 month periods.

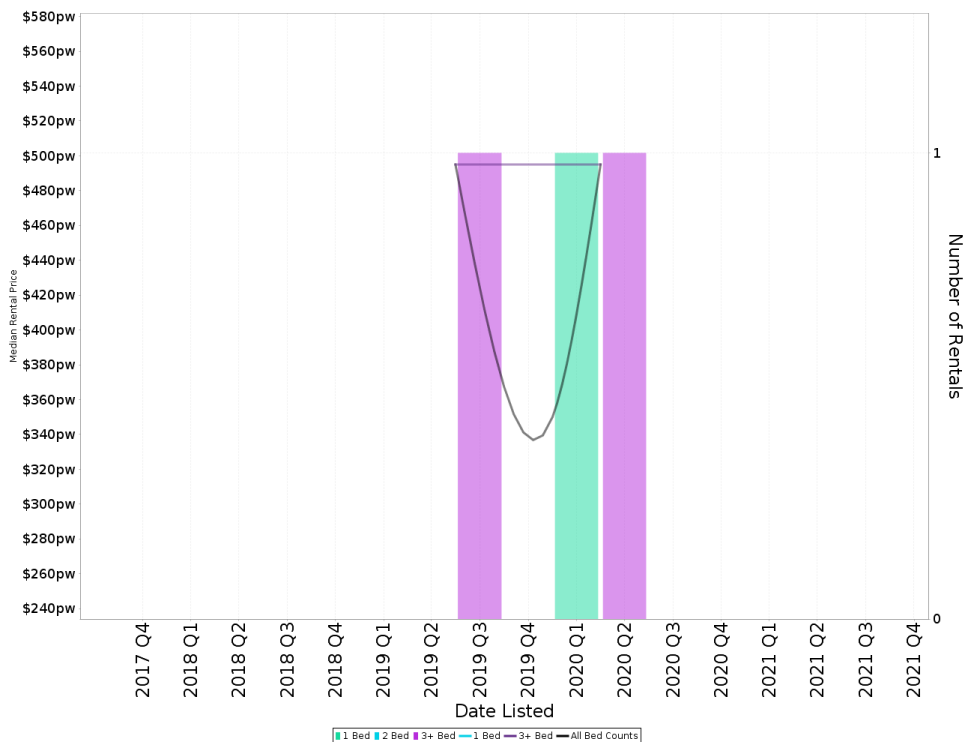
Suburb Rental Yield

+2.2%

Current Median Price: \$949,500
Current Median Rent: \$400

Based on 1 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-0.7%

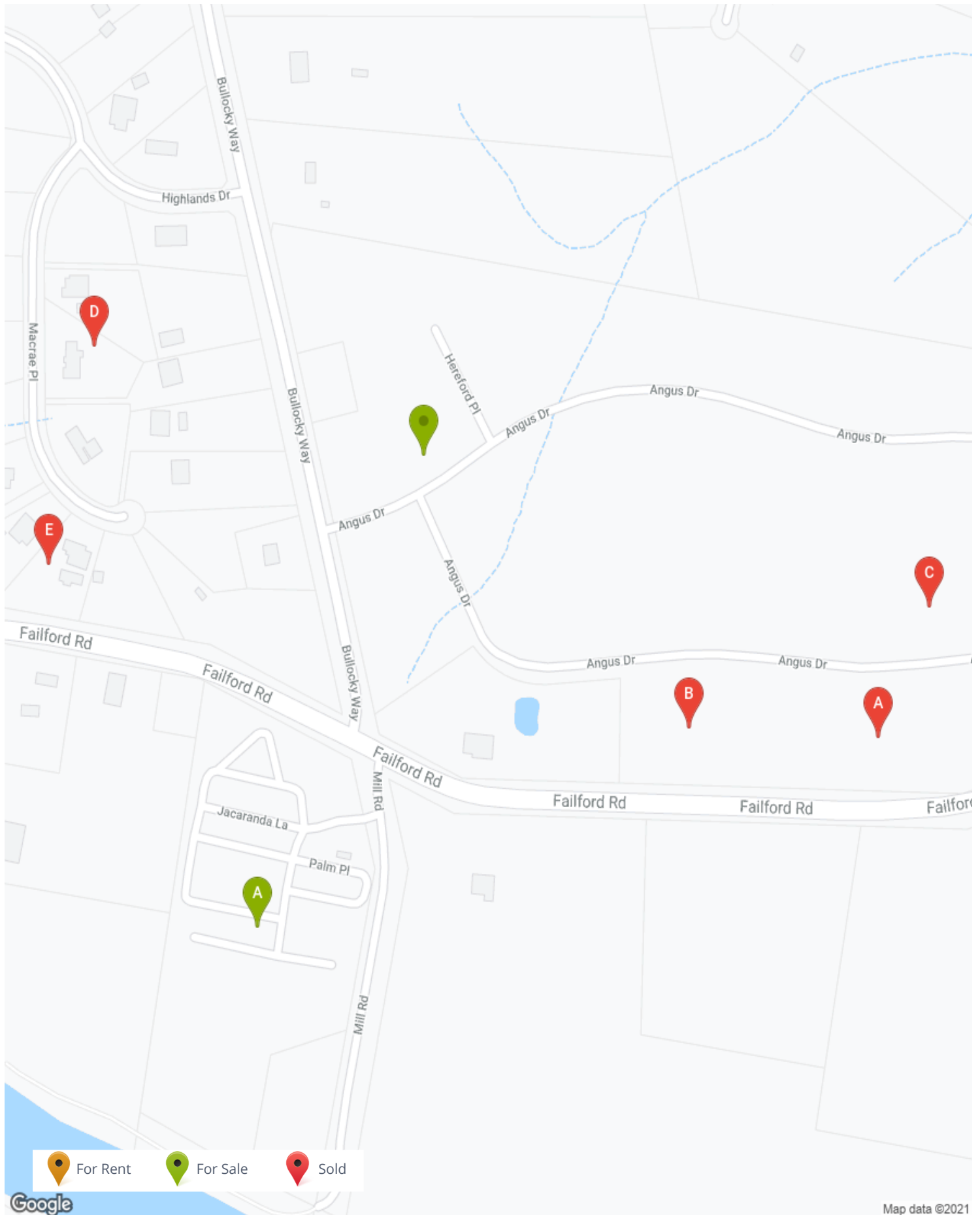
Current Median Price: \$595,000
Previous Median Price: \$599,000

Based on 2 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

N/A

Comparable Properties Map



Nearby Comparable For Sale Properties

There are 4 properties selected within the radius of 2000.0m from the focus property. The lowest for sale price is \$320,000 and the highest for sale price is \$525,000 with a median sale price of \$525,000. Days listed ranges from 17 to 50 days with the average currently at 39 days for these selected properties.

RED CEDAR DR, FAILFORD 2430

- - -



Property Type: Vacant Land
Area: 5,200 m²
RPD:

Features:

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

First List Price: New To Market

Date Listed: 28/10/2021 Days Listed: **50 Days**

Listed Price Change: **-19.2%**

LOT 5/ RED CEDAR DR, FAILFORD 2430

- - -



Property Type: Vacant Land
Area: 5,200 m²
RPD:

Features:

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

First List Price: New To Market

Date Listed: 29/10/2021 Days Listed: **50 Days**

Listed Price Change: **-19.2%**

311 ANGUS DR, FAILFORD 2430

4 3 3



Property Type: House
Area: 4,000 m²
RPD:

Features:

Current List Price: **Contact Agent (Under Offer)**

First List Price:

Date Listed: 08/11/2021 Days Listed: **40 Days**

Listed Price Change:

5 MILL ROAD, FAILFORD 2430

Distance from Property: 431m 3 1 1



Property Type: House
Area: 5.71 ha
RPD: 2//DP731346

Features:

Current List Price: **\$320,000**

First List Price: CONTACT AGENT

Date Listed: 30/11/2021 Days Listed: **17 Days**

Listed Price Change:



Nearby Comparable Sold Properties

There are 8 sold properties selected within the radius of 500.0m from the focus property. The lowest sale price is \$0 and the highest sale price is \$1,190,000 with a median sale price of \$874,000. Days listed ranges from 20 to 193 days with the average currently at 86 days for these selected properties.

1 RED CEDAR DR, FAILFORD, NSW 2430

Distance from Property: 595m  -  -  -



Photo not available

Property Type: Vacant Land
Area: 5,001 m²
Area \$/m²: \$65
RPD: 1/1275887

Features:

Sale Price: **\$325,000 (Normal Sale)**
Sale Date: 06/07/2021 Days to Sell: **N/A**
Last Price: Chg %:
First Price: Chg %:

99 ANGUS DR, FAILFORD, NSW 2430

Distance from Property: 485m  4  2  6



Property Type: House
Area: 5,000 m²
Area \$/m²: \$186
RPD: 213/1236728

Features:

Sale Price: **\$930,000 (Normal Sale)**
Sale Date: 27/07/2021 Days to Sell: **24 Days**
Last Price: \$949,000 Chg %: **-2.0%**
First Price: \$949,000 (Under Offer) Chg %: **-2.0%**



119 ANGUS DR, FAILFORD, NSW 2430

Distance from Property: 339m  -  -  -



Property Type: House
Area: 4,012 m²
Area \$/m²: \$239
RPD: 209/1236728

Features:

Sale Price: **\$960,000 (Normal Sale)**
Sale Date: 31/07/2021 Days to Sell: **N/A**
Last Price: Chg %:
First Price: Chg %:



5 RED CEDAR DR, FAILFORD, NSW 2430

Distance from Property: 595m  -  -  -



Photo not available

Property Type: Vacant Land
Area: 5,200 m²
Area \$/m²: \$63
RPD: 5/1275887

Features:

Sale Price: **\$330,000 (Normal Sale)**
Sale Date: 31/08/2021 Days to Sell: **N/A**
Last Price: Chg %:
First Price: Chg %:

92 ANGUS DR, FAILFORD, NSW 2430

Distance from Property: 487m  4  2  2



Property Type: House
Area: 5,000 m²
Area \$/m²: \$164
RPD: 206/1236728

Features:

Sale Price: **\$818,000 (Normal Sale)**
Sale Date: 01/09/2021 Days to Sell: **N/A**
Last Price: Chg %:
First Price: Chg %:



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157 MACRAE PL, FAILFORD, NSW 2430Distance from Property: 320m  4  3  2

Property Type: House
 Area: 5,100 m²
 Area \$/m²: \$233
 RPD: 9/270229

Features:

Sale Price: **\$1,190,000 (Normal Sale)**
 Sale Date: 16/09/2021 Days to Sell: **107 Days**
 Last Price: \$1,220,000 Chg %: **-2.5%**
 First Price: \$1,290,000 Chg %: **-7.8%**

**82 ANGUS DR, FAILFORD, NSW 2430**Distance from Property: 251m  3  2  2

Property Type: House
 Area:
 Area \$/m²:
 RPD:

Features:

Sale Price: **Price Withheld (Agents Advice -**
 Sale Date: 05/11/2021 Days to Sell: **20 Days**
 Last Price: NEW TO MARKET Chg %:
 First Price: NEW TO MARKET Chg %:

330 MACRAE PL, FAILFORD, NSW 2430Distance from Property: 361m  5  2  5

Property Type: House
 Area: 5,013 m²
 Area \$/m²:
 RPD: 17//DP270229

Features:

Sale Price: **Price Withheld (Agents Advice -**
 Sale Date: 09/11/2021 Days to Sell: **193 Days**
 Last Price: \$1,095,000 Chg %:
 First Price: \$1,125,000 Chg %:



HEREFORD PL, FAILFORD, NSW 2430



Contact your agent for further information:



Agent Name: Carlie Basham
Mobile: 0439757378
Office: JKL Real Estate
Office Phone: 02 65548717
Email: carlie@jklrealestate.com
Website: jklrealestate.com