

COMPARATIVE MARKET ANALYSIS

HEAD ST, FORSTER, NSW 2428

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





REAL ESTATE

HEAD ST, FORSTER, NSW 2428

Owner Details

Owner Name(s): TULL

Owner Address: 202/50 HEAD ST, FORSTER, NSW, 2428

Phone(s):

Owner Type:

Owner Occupied

Property Details

Property Type: Unit - N/A

RPD: 9/SP103122

Land Use: RESIDENCE

Zoning

Council: MID-COAST COUNCIL

Features:



Area:

Area \$/m2:

Water/Sewerage:

Property ID: 1512711506 /

UBD Ref:

Sales History

Sale Amount: Sale Date: Vendor:

\$ 766,000 21/04/2021 MUNDARRAH PTY LTD

Area:

176 m²

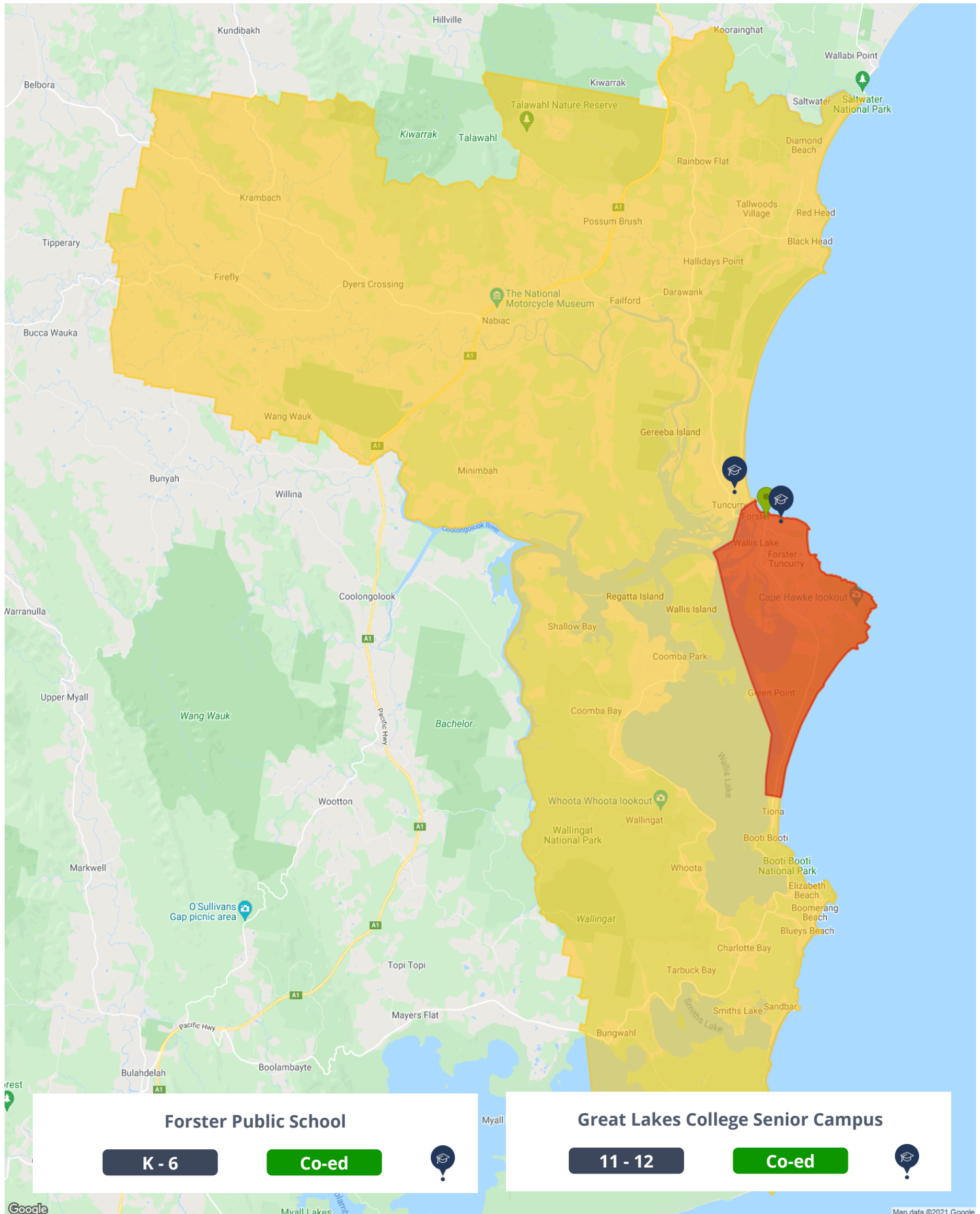
Sale Type:

Normal Sale

Related:

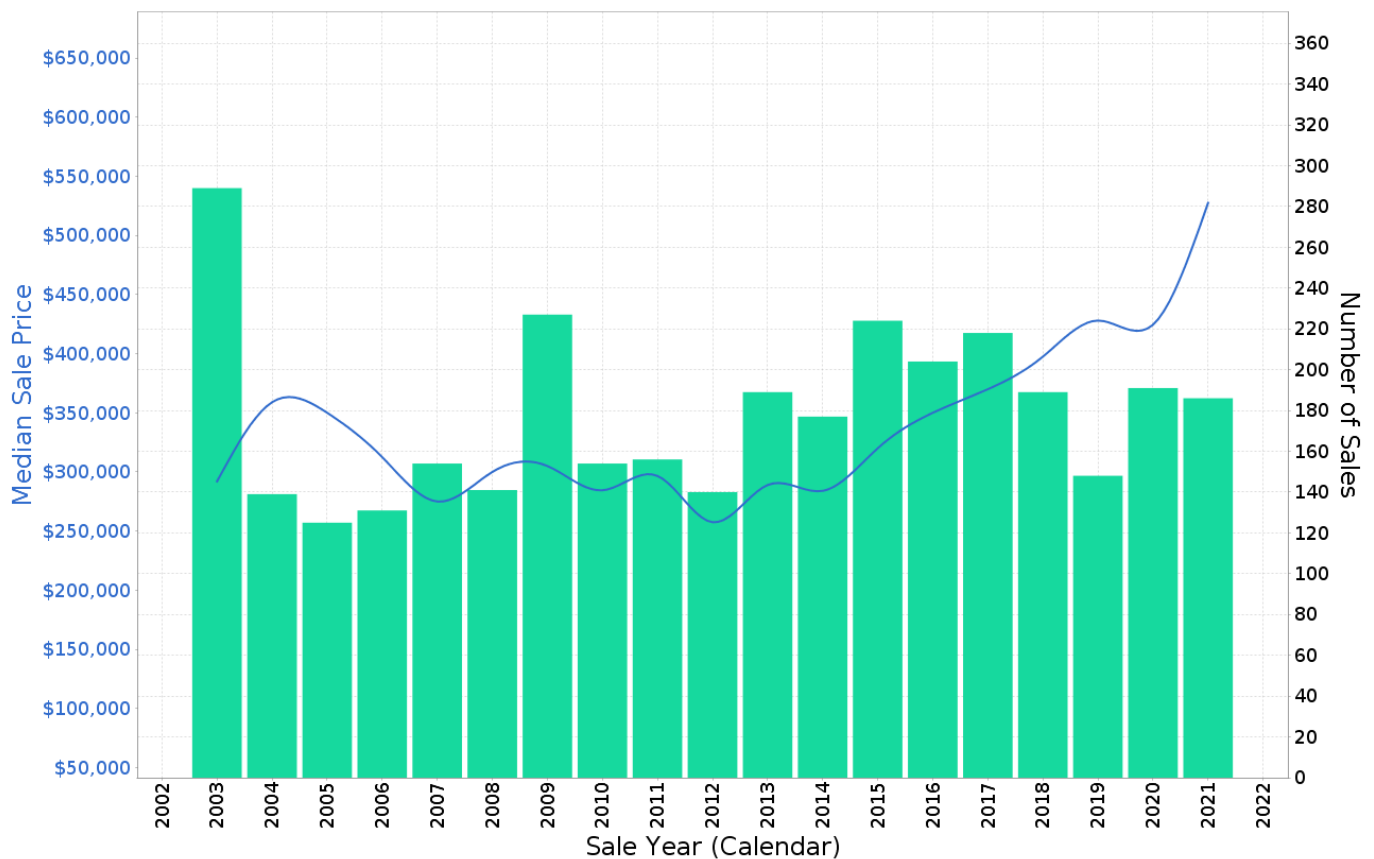
No

School Catchment Areas



Sales & Growth Chart (Unit)

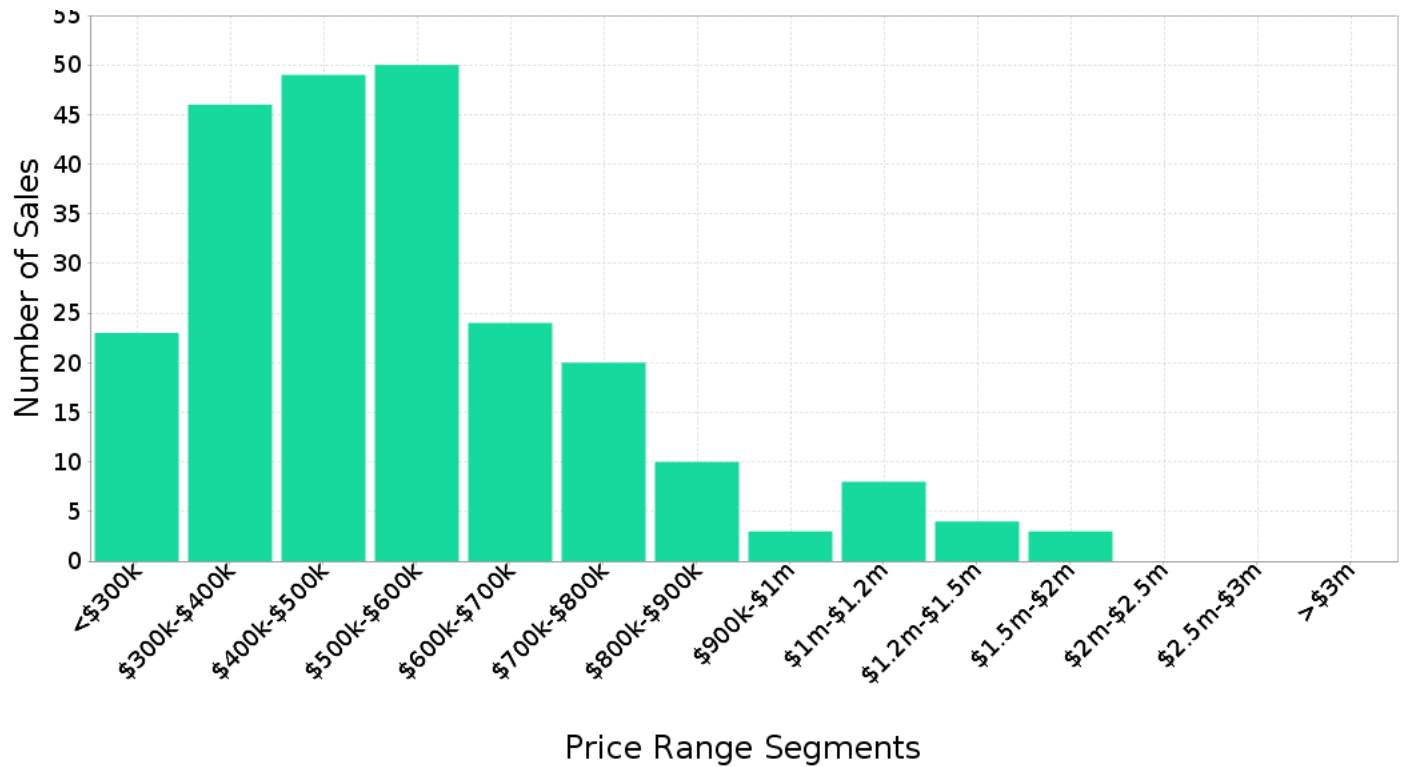
Year	No. of Sales	Average	Median	Growth	Low	High
2003	289	\$ 338,209	\$ 292,000		\$ 30,000	\$ 1,400,000
2004	139	\$ 435,158	\$ 359,000	22.9 %	\$ 48,000	\$ 1,925,000
2005	125	\$ 378,162	\$ 350,000	-2.5 %	\$ 37,500	\$ 1,217,250
2006	131	\$ 380,316	\$ 312,500	-10.7 %	\$ 105,000	\$ 1,520,000
2007	154	\$ 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	186	\$ 565,566	\$ 527,500	24.3 %	\$ 57,500	\$ 1,850,000



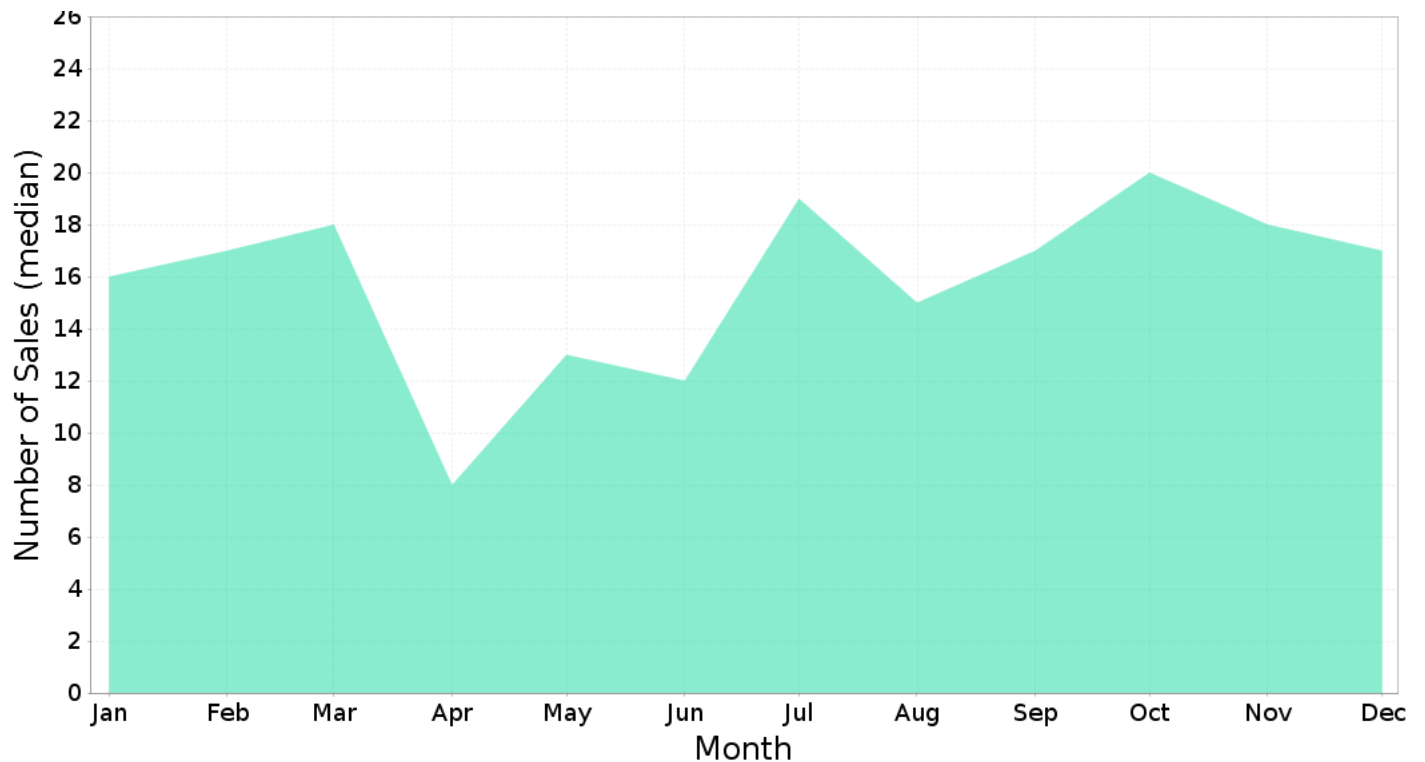
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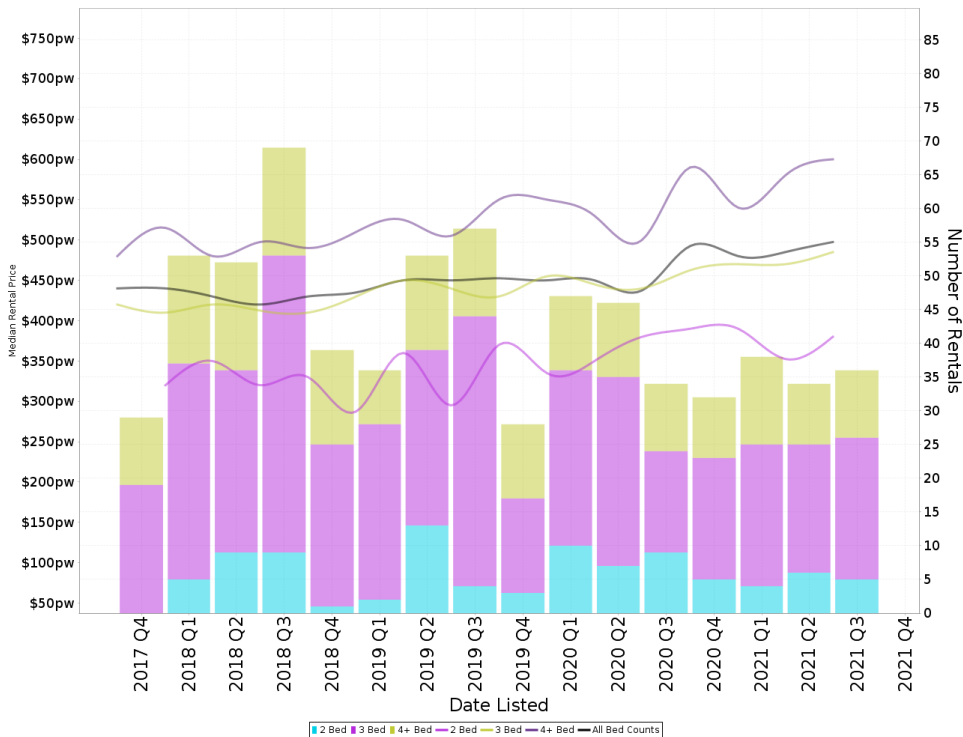
Price Segmentation



Peak Selling Periods



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+14.0%

Current Median Price: \$671,250
Previous Median Price: \$589,000

Based on 585 registered House sales compared over the last two rolling 12 month periods.

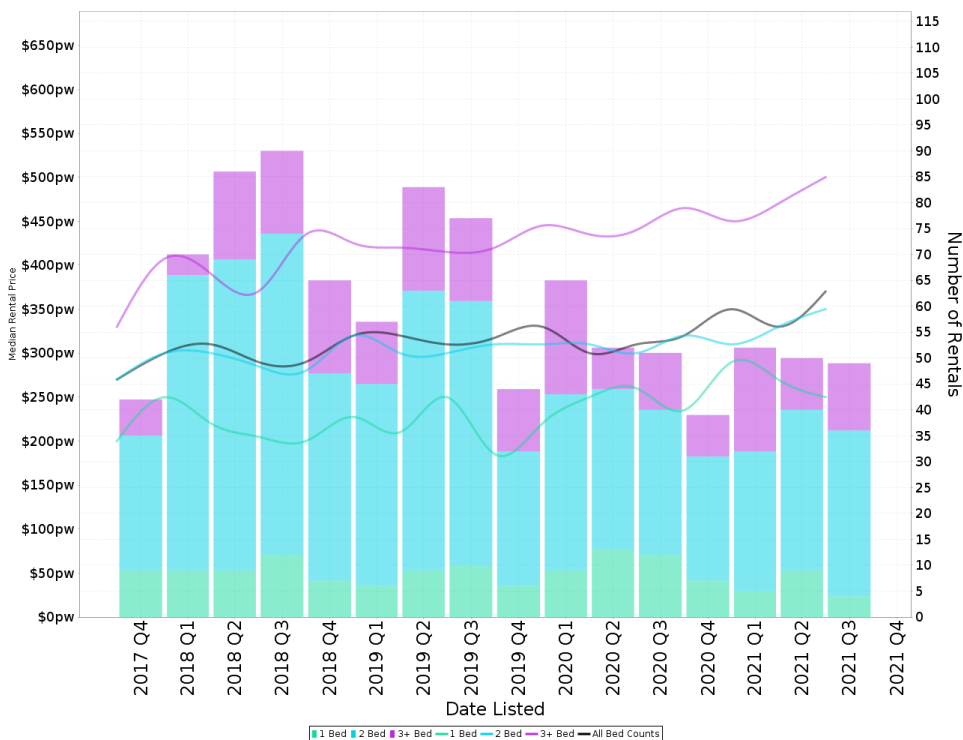
Suburb Rental Yield

+3.3%

Current Median Price: \$671,250
Current Median Rent: \$430

Based on 203 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+18.5%

Current Median Price: \$500,000
Previous Median Price: \$422,000

Based on 404 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.1%

Current Median Price: \$500,000
Current Median Rent: \$300

Based on 288 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 \$195 and the highest for rent price is \$420 with a median rental price of \$300. Days listed ranges from 7 to 80 days with the average currently at 27 days for these selected properties.

9/15 LAKE ST, FORSTER 2428

 2  1  1

Property Type: Unit
Area:
RPD: 9//SP4634

Current Rent Price: **\$280 per week**
First Rent Price: **\$280 per week**
Month Listed: **June 2021* (Rented)**
Days on Market: **21 Days**

Features:



11/44 WALLIS ST, FORSTER 2428

 2  1  1

Property Type: Unit
Area:
RPD: 11//SP18498

Current Rent Price: **\$300 p/week**
First Rent Price: **\$300 p/week**
Month Listed: **June 2021* (Rented)**
Days on Market: **7 Days**

Features:



03/43 HEAD ST, FORSTER 2428

 1  1  1

Property Type: Unit
Area: 1,094 m² (156 m²)
RPD: A//DP375906

Current Rent Price: **\$255 weekly**
First Rent Price: **\$255 weekly**
Month Listed: **June 2021* (Rented)**
Days on Market: **18 Days**

Features: IMPROVEMENTS: INTERNAL LAUNDRY



6/20 HELEN ST, FORSTER 2428

 1  1  1



Property Type: Unit
Area: 563 m²
RPD: CP//SP2668

Current Rent Price: **\$275 weekly**
First Rent Price: **\$275 weekly**
Month Listed: **June 2021* (Rented)**
Days on Market: **80 Days**

Features:



14/15-17 WALLIS ST, FORSTER 2428

 2  1  1



Property Type: Unit
Area:
RPD: 14//SP18357

Current Rent Price: **\$360**
First Rent Price: **\$360**
Month Listed: **June 2021* (Rented)**
Days on Market: **30 Days**

Features:



17/48 NORTH STREET, FORSTER 2428

2 1 1



Property Type: Unit
Area: 1,618 m²
RPD: 17//SP13626

Features:

Current Rent Price: **\$420**
First Rent Price: **\$420**
Month Listed: **June 2021* (Rented)**
Days on Market: **14 Days**



5/48 LITTLE ST, FORSTER 2428

2 1 1



Property Type: Unit
Area: 707 m²
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**



1/190 THE LAKESWAY, FORSTER 2428

3 1 -



Property Type: Unit
Area:
RPD:

Features:

Current Rent Price: **\$410 per week**
First Rent Price: **\$410 per week**
Month Listed: **July 2021* (Rented)**
Days on Market:

16/35 HEAD ST, FORSTER 2428

2 1 1



Property Type: Unit
Area: 1,610 m²
RPD: 16//SP18288

Features:

Current Rent Price: **\$330.00 weekly**
First Rent Price: **\$330.00 weekly**
Month Listed: **July 2021* (Rented)**
Days on Market: **12 Days**



6/9 SHORT ST, FORSTER 2428

1 1 2



Property Type: Unit
Area: 677 m² (676 m²)
RPD: 4/2/DP19648

Features:

Current Rent Price: **\$195**
First Rent Price: **\$195**
Month Listed: **July 2021* (Rented)**
Days on Market: **41 Days**



Nearby Comparable For Sale Properties

There are 6 properties selected within the radius of 500.0m from the focus property. The lowest for sale price is \$840,000 and the highest for sale price is \$2,000,000 with a median sale price of \$1,242,000. Days listed ranges from 4 to 67 days with the average currently at 42 days for these selected properties.

5-9 RESERVE RD, FORSTER 2428

 3  2  2



Property Type: Unit
Area:
RPD:

Features:

Current List Price: **\$987,000 to \$2,949,000**
First List Price: CONTACT AGENT ON SALE 8TH
Date Listed: 05/10/2021 Days Listed: 67 Days
Listed Price Change:

5-9 RESERVE RD, FORSTER 2428

 3  2  2



Property Type: Unit
Area:
RPD:

Features:

Current List Price: **Starting from \$1,193,000**
First List Price: Starting from \$1,193,000
Date Listed: 08/10/2021 Days Listed: 64 Days
Listed Price Change:

5-9 RESERVE RD, FORSTER 2428

 2  2  1



Property Type: Unit
Area:
RPD:

Features:

Current List Price: **Starting from \$987,000**
First List Price: Starting from \$987,000
Date Listed: 08/10/2021 Days Listed: 64 Days
Listed Price Change:

301/14 HEAD ST, FORSTER 2428

Distance from Property: 326m  2  2  1



Property Type: Unit
Area: 2,708 m² (168 m²)
RPD: CP//SP76001

Features:

Current List Price: **\$875,000 - \$895,000**
First List Price: Contact Agent
Date Listed: 04/11/2021 Days Listed: 37 Days
Listed Price Change: **-5.4%**

A

903/38-42 WALLIS ST, FORSTER 2428

Distance from Property: 197m  3  4  3



Property Type: Unit
Area: 2,446 m² (1,885 m²)
RPD: CP//SP76789

Features:

Current List Price: **Guide - \$1,999,000**
First List Price: Guide - \$1,999,000
Date Listed: 22/11/2021 Days Listed: 19 Days
Listed Price Change:

B



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702/14-18 HEAD ST, FORSTER 2428

Distance from Property: 326m



Property Type: Unit
Area: 2,708 m² (168 m²)
RPD: CP//SP76001

Features:

Current List Price: **\$1,380,000**

First List Price: \$1,380,000

Date Listed: 07/12/2021 Days Listed: **4 Days**

Listed Price Change:



Nearby Comparable Sold Properties

There are 11 sold properties selected within the radius of 500.0m from the focus property. The lowest sale price is \$817,500 and the highest sale price is \$1,778,000 with a median sale price of \$1,295,000. Days listed ranges from 10 to 236 days with the average currently at 88 days for these selected properties.

402/20 LITTLE ST, FORSTER, NSW 2428

Distance from Property: 558m  3  2  2



Property Type: Unit
Area:
Area \$/m2:
RPD: 16/SP69480

Features:

Sale Price: **\$1,350,000 (Normal Sale)**
Sale Date: 06/07/2021 Days to Sell: **52 Days**
Last Price: \$1,400,000 Chg %: **-3.6%**
First Price: \$1,400,000 Chg %: **-3.6%**



17/34 NORTH ST, FORSTER, NSW 2428

Distance from Property: 193m  -  -  -



Property Type: Unit
Area:
Area \$/m2:
RPD: 17/SP53340

Features:

Sale Price: **\$1,600,000 (Normal Sale)**
Sale Date: 09/07/2021 Days to Sell: **N/A**
Last Price: Chg %:
First Price: Chg %:



602/38 WALLIS ST, FORSTER, NSW 2428

Distance from Property: 197m  3  2  2



Property Type: Unit
Area:
Area \$/m2:
RPD: 20/SP76789

Features:

Sale Price: **\$817,500 (Normal Sale)**
Sale Date: 11/08/2021 Days to Sell: **55 Days**
Last Price: \$859,000 Chg %: **-4.8%**
First Price: JUST LISTED Chg %:



2/20 LITTLE ST, FORSTER, NSW 2428

Distance from Property: 558m  3  2  1



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

Features:

Sale Price: **\$825,000 (Normal 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%**



18/30 LITTLE ST, FORSTER, NSW 2428

Distance from Property: 636m  -  -  -



Property Type: Unit
Area:
Area \$/m2:
RPD: 18/SP79974

Features:

Sale Price: **\$1,180,000 (Normal Sale)**
Sale Date: 03/09/2021 Days to Sell: **N/A**
Last Price: Chg %:
First Price: Chg %:



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101/20 LITTLE ST, FORSTER, NSW 2428

Distance from Property: 560m  3  2  1

Property Type: Unit
Area:
Area \$/m2:
RPD: 3//SP69480

Features:

Sale Price: **\$850,000 (Agents Advice - Sale)**Sale Date: 16/09/2021 Days to Sell: **N/A**

Last Price: \$850,000 Chg %:

First Price: \$850,000 Chg %:



5 RESERVE RD, FORSTER, NSW 2428

Distance from Property: 697m  3  2  -

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

Features:

Sale Price: **\$1,689,000 (Agents Advice - Sale)**Sale Date: 23/09/2021 Days to Sell: **N/A**

Last Price: For Sale Chg %:

First Price: For Sale Chg %:

5 RESERVE RD, FORSTER, NSW 2428

Distance from Property: 697m  3  2  -

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

Features:

Sale Price: **\$1,778,000 (Agents Advice - Sale)**Sale Date: 27/09/2021 Days to Sell: **N/A**

Last Price: For Sale Chg %:

First Price: For Sale Chg %:

5 RESERVE RD, FORSTER, NSW 2428

Distance from Property: 697m  3  2  -

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

Features:

Sale Price: **\$1,277,000 (Agents Advice - Sale)**Sale Date: 28/09/2021 Days to Sell: **N/A**

Last Price: For Sale Chg %:

First Price: For Sale Chg %:

50 HEAD ST, FORSTER, NSW 2428

Distance from Property: 29m  3  2  2

Property Type: Unit
Area: 2,094 m²
Area \$/m2: \$618
RPD: 100//DP1261897

Features:

Sale Price: **\$1,295,000 (Agents Advice - Sale)**Sale Date: 05/10/2021 Days to Sell: **236 Days**

Last Price: For Sale Chg %:

First Price: For Sale Chg %:





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21 WALLIS ST, FORSTER, NSW 2428

Distance from Property: 188m  3  2  1



Property Type: Unit
Area: 2,034 m²
Area \$/m²: \$706
RPD: CP//SP75226

Features:

Sale Price: **\$1,435,000 (Agents Advice - Sale)**

Sale Date: 25/11/2021 Days to Sell: **N/A**

Last Price: For Sale Chg %:

First Price: For Sale Chg %:



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REAL ESTATE

HEAD ST, FORSTER, NSW 2428

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