

Ray White[®]



Marketing Appraisal

December 15, 2016

R. Gallagher & J. Vidot
2 Barnsbury Rd
WARWICK WA 6024

Ray White North Quays

Shop 8, 15 Harman Road
Sorrento WA 6020

T 08 9246 1344

F 08 9448 9685

E northquays.wa@raywhite.com
raywhitenorthquays.com.au

Dear Ron & Janine,

Market Appraisal on 2 Barnsbury Rd, WARWICK

Thank you for choosing Ray White North Quays to appraise your property.

In establishing a market value for the property we have used the sales evidence over the last few months of comparable properties sold within close proximity to the subject property, and consideration of similar properties currently on the market with which yours would be competing plus making an assessment of demographic conditions combined with supply and demand for such proposed accommodation.

Sales Evidence

It is conceded that not all the properties given as examples are directly comparable however a range of evidence has been put forward to provide the best cross section for your reference purposes.

Address:

Date:

Price:

1. 2 Park Way, Warwick
Comprises of a 3 bedroom, 2 bathroom
Newer build residence. Built in 2010
on a 493sqm block.
Overall considered to be **comparable**.

18/10/16 \$552,000

2. 569 Beach Rd, Warwick
Comprises of a 3 bedroom, 2 bathroom
Villa built in 2002 in an inferior location.
Overall considered to be **inferior**.

08/08/16 \$448,000

3. 18 Quilter Dve, Duncraig
Comprises of a 3 bedroom, 2 bathroom,
2016 build villa on 227sqm,
Overall considered to be **superior**.

21/09/16 \$665,000

Using this information the appraisal price on your property is **\$520,000 to \$550,000.**

This appraisal is for the use of the party to whom it is addressed and for no other purpose. We accept no responsibility for any third party who may use or rely on the whole or part of the contents of this appraisal.

We would be pleased to discuss any queries you may have and look forward to assisting you with the sale of your property.

Yours faithfully
Ray White North Quays




DEAN DEMOS
Sales Professional
dean.demos@raywhite.com
(m) 0412 792 699

FOR SALE COMPARISONS

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With the lack of comparable new build properties on smaller lots, we have branched into nearby Duncraig to get a bearing on where similar attributed properties are being marketed and also used older properties as a guide.




S 2 & 9 DUGDALE ST, WARWICK 6024

Property Type: Unit
Area:
RPD:
Features:

Current List Price: **From \$499,000**
First List Price: From \$499,000
Date Listed: 30/09/2016 Days Listed: 76 Days
Listed Price Change:

3 2 2





260 WARWICK RD, DUNCRAIG 6023

Property Type: House
Area: 749 m²
RPD: 200//P010395
Features: BUILD YR: 1975, WALL TYPE: BRICK, ROOF TYPE: TILE

Current List Price: **OPEN WED and SAT!**
First List Price: EXPRESSIONS OF INTEREST!
Date Listed: 23/11/2016 Days Listed: 23 Days
Listed Price Change:

UBD Ref: Perth - 206 N10 3 2 2







37 METHUEN WAY, DUNCRAIG 6023

Property Type: Unit
Area: 735 m²
RPD: 88//P011277
Features: BUILD YR: 1976, WALL TYPE: BRICK, ROOF TYPE: TILE

Current List Price: **From \$689,000**
First List Price: From \$689,000
Date Listed: 19/10/2016 Days Listed: 58 Days
Listed Price Change:

UBD Ref: Perth - 206 Q12 3 2 2






21 STRATHYRE DR, DUNCRAIG 6023

Property Type: Unit
Area: 718 m²
RPD: 44//P011277
Features: BUILD YR: 1976, WALL TYPE: BRICK, ROOF TYPE: TILE

Current List Price: **From \$549,000 each**
First List Price: From \$549,000 each
Date Listed: 16/07/2016 Days Listed: 153 Days
Listed Price Change:

UBD Ref: Perth - 206 P12 2 2 1



SOLD COMPARISONS

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With the lack of sale comparisons we have taken a sample of older but similarly attributed properties to give a current guide as to where these style properties are selling at.

	2 PARKWAY, WARWICK, WA 6024	UBD Ref: Perth - 207 C12 3 2 2
	Property Type: House Area: 493 m ² (493 m ²) Area \$/m²: \$1,120 (\$1,120) RPD: S060198 2	Sale Price: \$552,000 (Normal Sale) Sale Date: 18/10/2016 Days to Sell: 39 Days Last Price: Offers in \$500,000's Chg %: First Price: OFFERS (Under Offer) Chg %:
	Features: BUILD YR: 2010, WALL TYPE: BRICK, ROOF TYPE: TILE	
	569 BEACH RD, WARWICK, WA 6024	UBD Ref: Perth - 207 A13 3 2 2
	Property Type: House Area: 288 m ² (288 m ²) Area \$/m²: \$1,556 (\$1,556) RPD: S041514 2	Sale Price: \$448,000 (Normal Sale) Sale Date: 08/08/2016 Days to Sell: 103 Days Last Price: \$439,000 - \$479,000 Chg %: First Price: OFFERS (Under Offer) Chg %:
	Features: BUILD YR: 2002, WALL TYPE: BRICK, ROOF TYPE: TILE	
	27 BEDDI RD, DUNCRAIG, WA 6023	UBD Ref: Perth - 206 C10 2 1 2
	Property Type: Other Area: 1.77 ha Area \$/m²: \$31 RPD: 300//P052991	Sale Price: \$550,000 (Agents Advice - Sale) Sale Date: 04/11/2016 Days to Sell: 316 Days Last Price: Under Offer Chg %: First Price: \$595,000 Chg %: -7.6%
	Features:	
	18 QUILTER DR, DUNCRAIG, WA 6023	UBD Ref: Perth - 206 J13 3 3 2
	Property Type: House Area: 2,001 m ² (277 m ²) Area \$/m²: \$332 (\$2,401) RPD: 200//P016365	Sale Price: \$665,000 (Agents Advice - Sale) Sale Date: 21/09/2016 Days to Sell: 38 Days Last Price: From \$679,000 Chg %: First Price: From \$679,000 (Under Chg %: -4.9%
	Features: BUILD YR: 2016, WALL TYPE: BRICK, ROOF TYPE: IRON	
	8 MURRAY PL, DUNCRAIG, WA 6023	UBD Ref: Perth - 206 H6 3 1 1
	Property Type: House Area: 126 m ² (126 m ²) Area \$/m²: \$3,929 (\$3,929) RPD: S013139 1	Sale Price: \$495,000 (Normal Sale) Sale Date: 10/08/2016 Days to Sell: 14 Days Last Price: From \$499,000 Chg %: -0.8% First Price: From \$499,000 (Under Chg %: -0.8%
	Features: BUILD YR: 1985, WALL TYPE: BRICK, ROOF TYPE: TILE	



WARWICK - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
1998	82	\$ 140,000	0.0 %	\$ 95,500	\$ 400,000
1999	104	\$ 149,500	6.8 %	\$ 52,000	\$ 330,000
2000	83	\$ 175,000	17.1 %	\$ 60,000	\$ 427,000
2001	93	\$ 172,500	-1.4 %	\$ 75,000	\$ 498,000
2002	118	\$ 196,500	13.9 %	\$ 70,000	\$ 435,000
2003	120	\$ 230,000	17.0 %	\$ 58,300	\$ 411,000
2004	86	\$ 254,000	10.4 %	\$ 85,000	\$ 460,000
2005	80	\$ 302,000	18.9 %	\$ 3,900	\$ 690,000
2006	88	\$ 421,500	39.6 %	\$ 182,500	\$ 749,000
2007	63	\$ 450,000	6.8 %	\$ 38,000	\$ 950,000
2008	58	\$ 447,500	-0.6 %	\$ 197,500	\$ 800,000
2009	77	\$ 480,000	7.3 %	\$ 35,540	\$ 850,000
2010	54	\$ 520,000	8.3 %	\$ 225,000	\$ 862,000
2011	48	\$ 507,000	-2.5 %	\$ 292,500	\$ 749,000
2012	75	\$ 490,000	-3.4 %	\$ 210,000	\$ 717,000
2013	80	\$ 560,000	14.3 %	\$ 101,250	\$ 738,000
2014	63	\$ 620,000	10.7 %	\$ 250,000	\$ 850,000
2015	59	\$ 575,000	-7.3 %	\$ 91,685	\$ 960,000
2016	41	\$ 578,000	0.5 %	\$ 195,000	\$ 865,000

Median Sale Price

\$569k

Based on 49 recorded House sales within the last 12 months (Oct '15 - Sep '16)

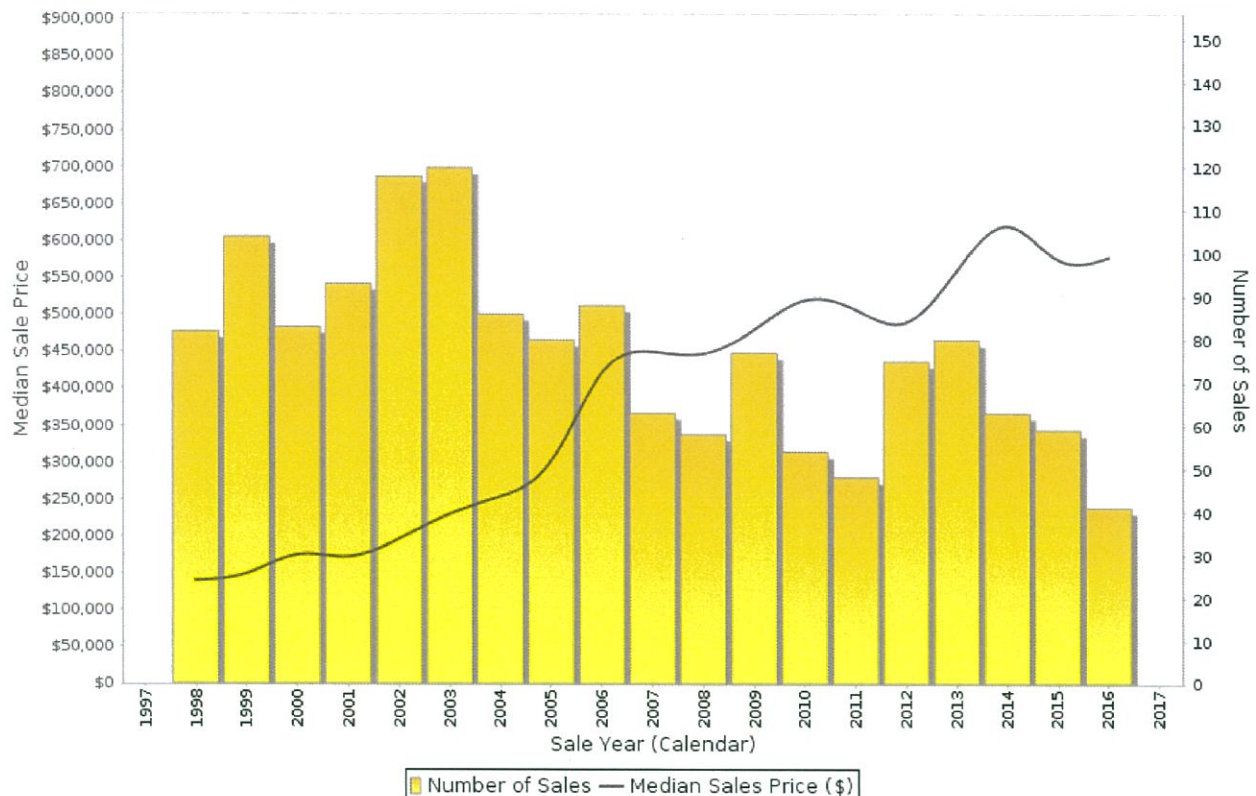
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

-2.3%

Current Median Price: \$569,000
Previous Median Price: \$582,500

Based on 111 recorded House sales compared over the last two rolling 12 month periods

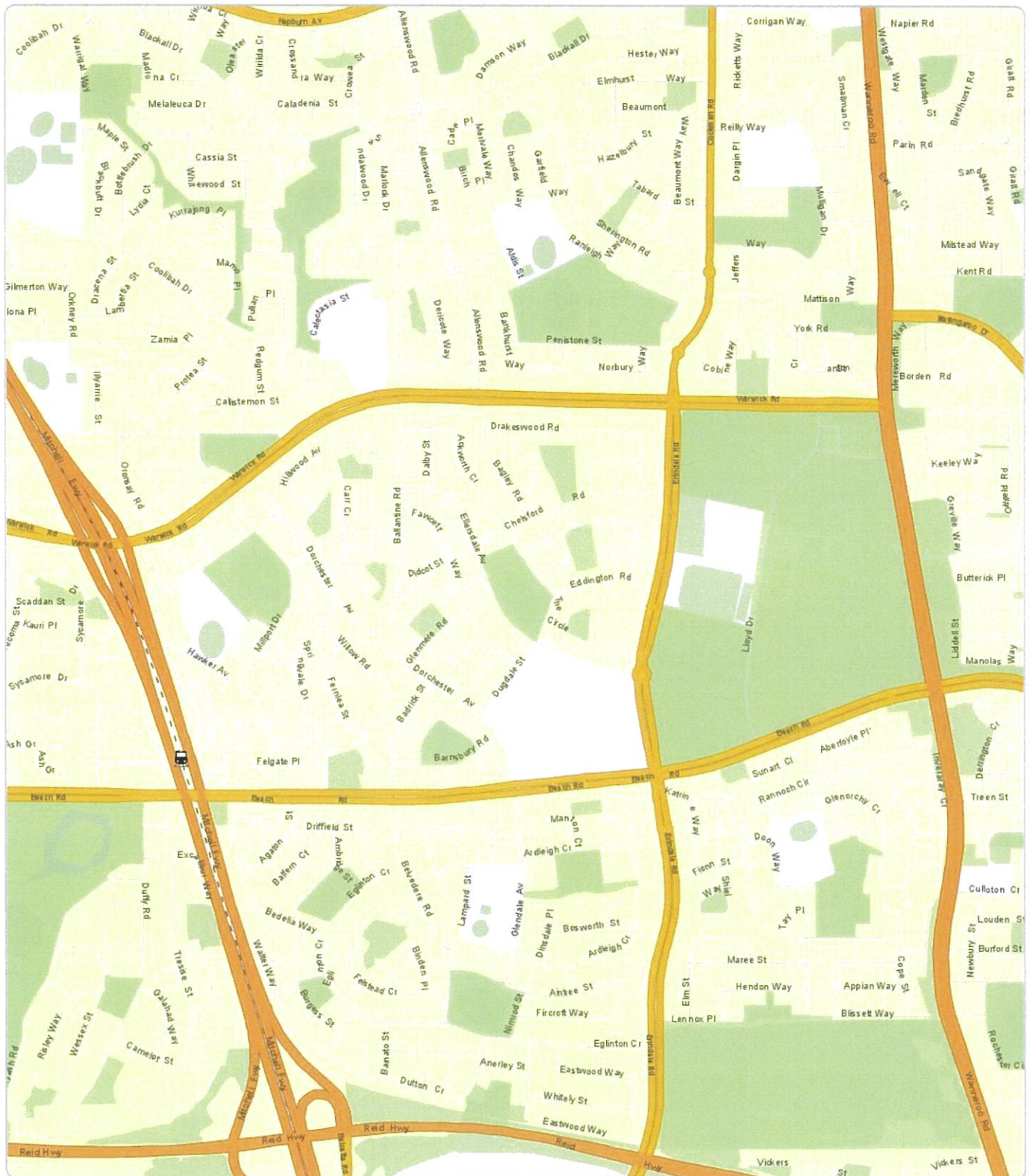


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WARWICK - Suburb Map



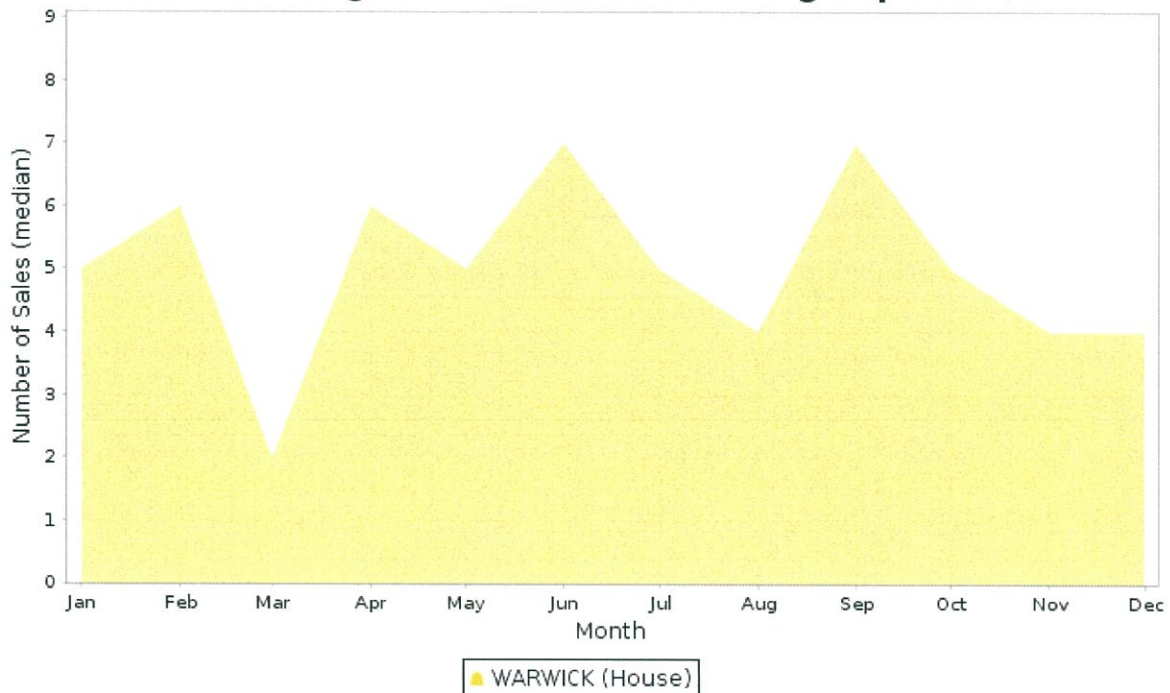
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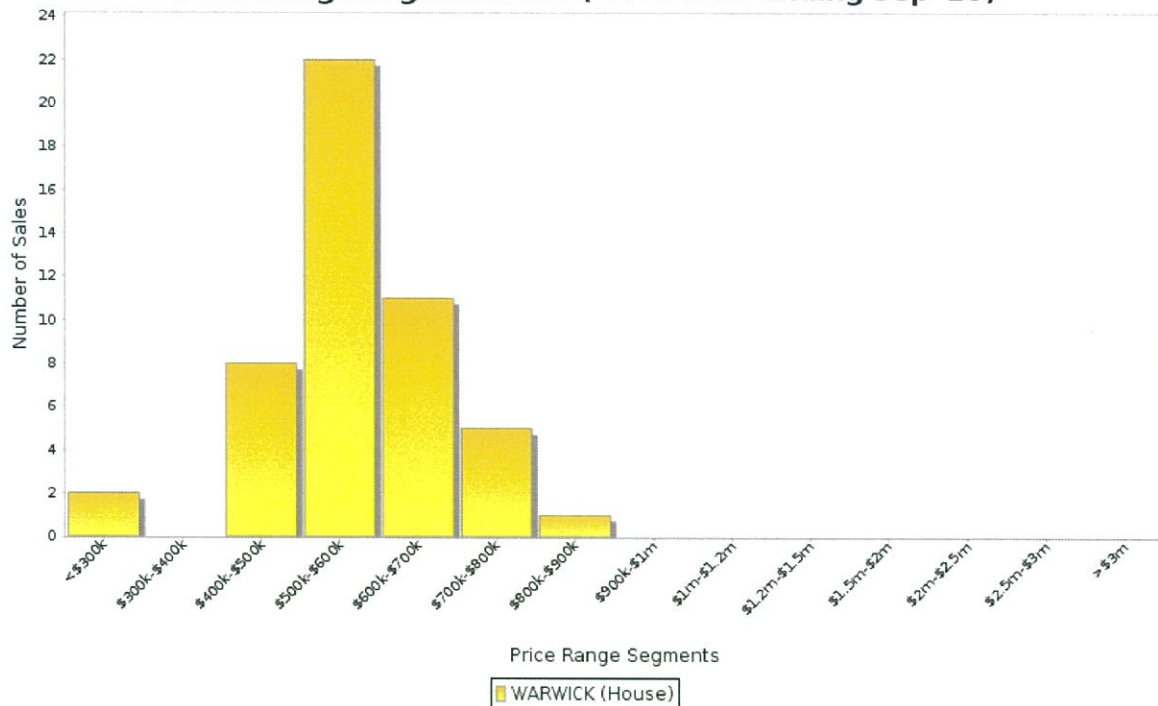
WARWICK - Peak Selling Periods

Peak Selling Periods (3 Years ending Sep 2016)



WARWICK - Price Range Segments

Price Range Segmentation (12 Months ending Sep '16)

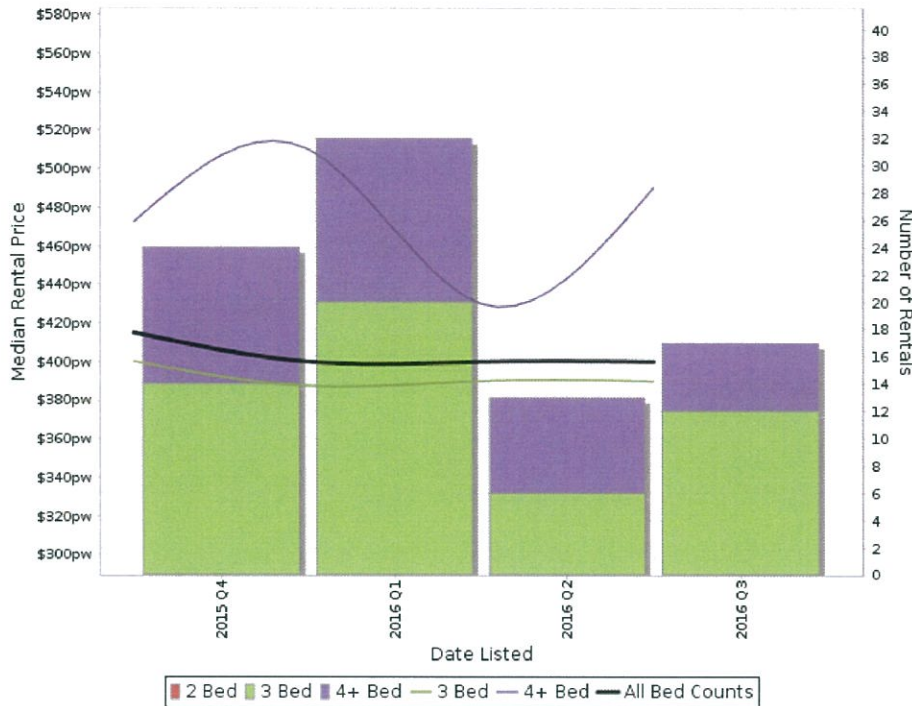


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WARWICK - Median Weekly Rents (Houses)

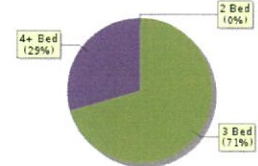


Suburb Sale Price Growth

-2.3%

Current Median Price: \$569,000
Previous Median Price: \$582,500
Based on 111 registered House sales compared over the last two rolling 12 month periods.

Bedroom Breakdown



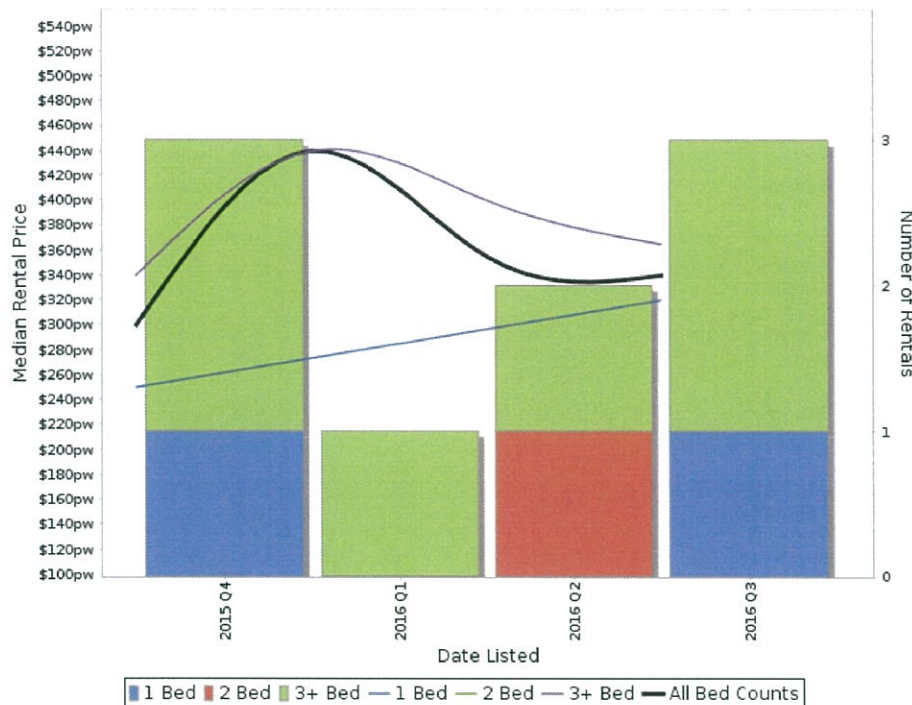
Suburb Rental Yield

+3.7%

Current Median Price: \$569,000
Current Median Rent: \$400
Based on 86 registered House sales compared over the last 12 months.



WARWICK - Median Weekly Rents (Units)

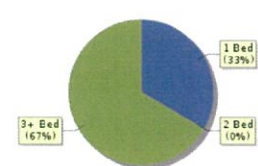


Suburb Sale Price Growth

-13.0%

Current Median Price: \$331,500
Previous Median Price: \$381,250
Based on 4 registered Unit sales compared over the last two rolling 12 month periods.

Bedroom Breakdown



Suburb Rental Yield

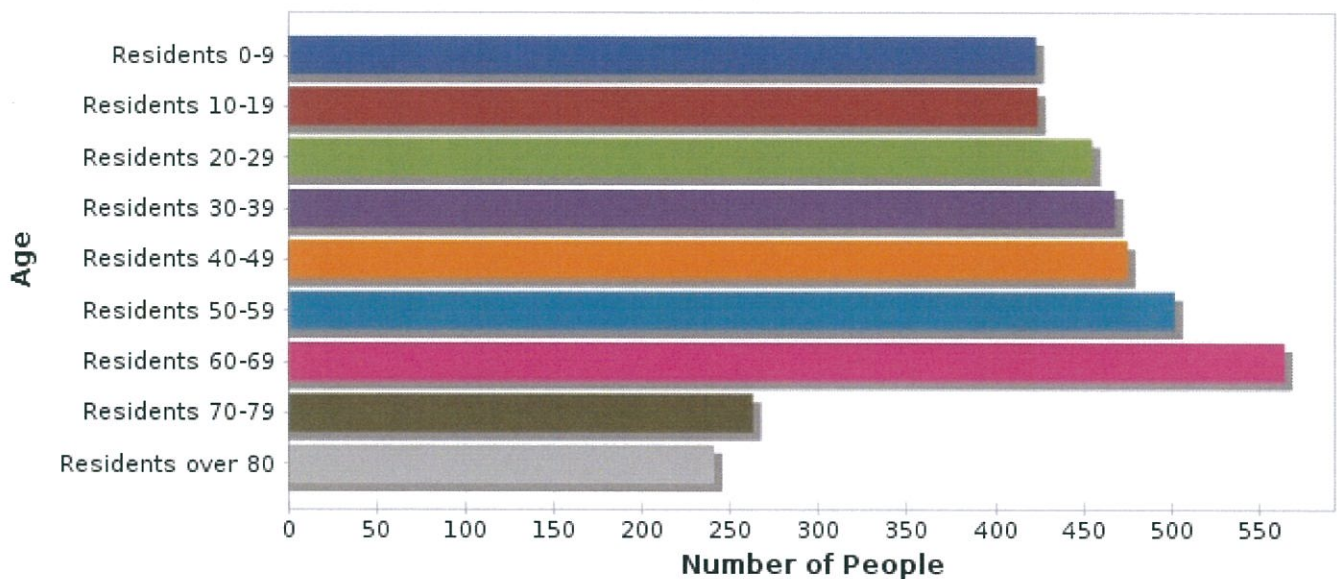
+5.3%

Current Median Price: \$331,500
Current Median Rent: \$340
Based on 9 registered Unit sales compared over the last 12 months.



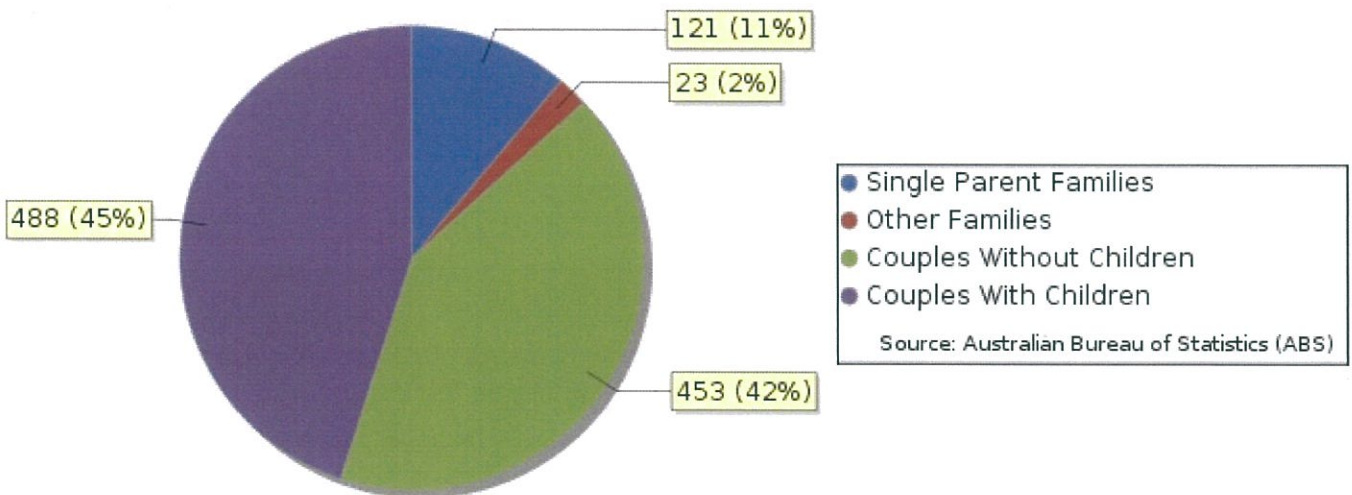
Demographics - Age of Population (2011)

WARWICK



Demographics - Family Composition (2011)

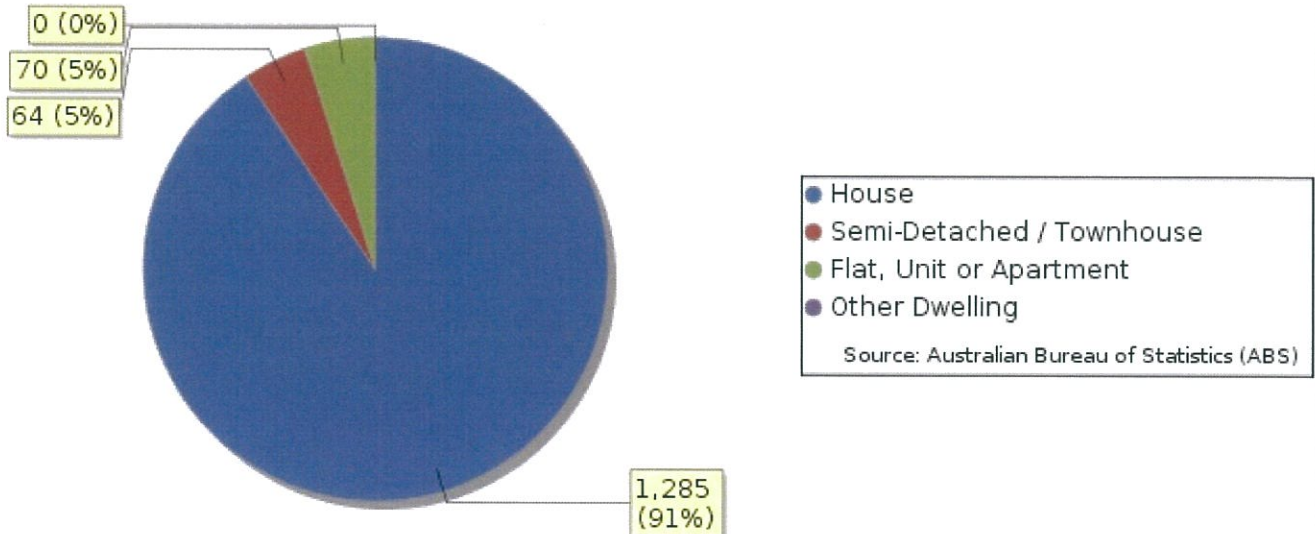
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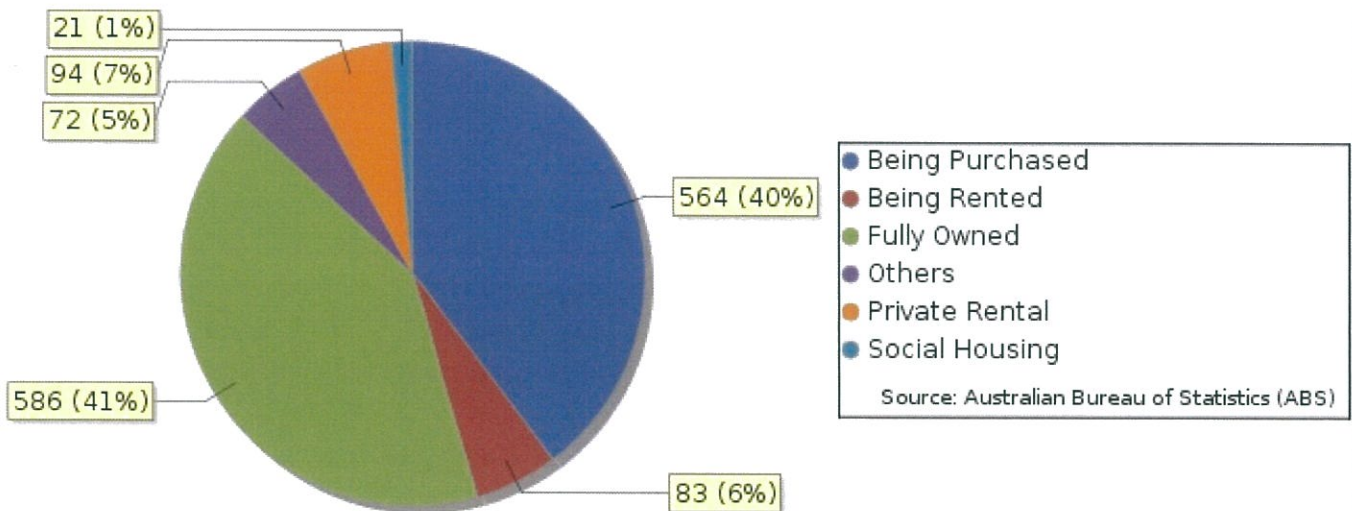
Housing - Dwelling Structure (2011)

WARWICK



Housing - Home Ownership (2011)

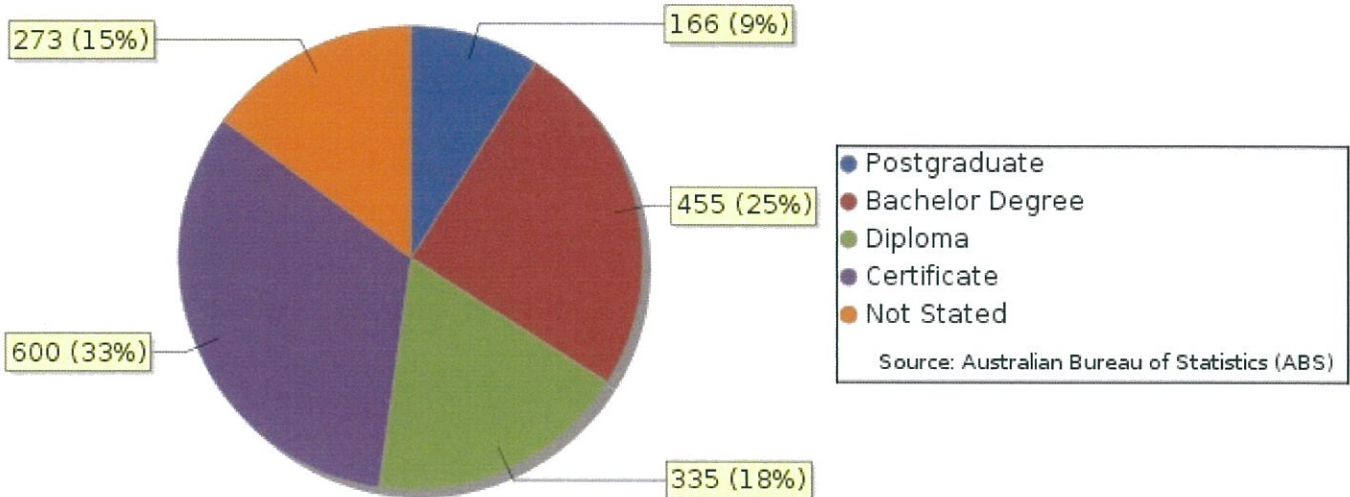
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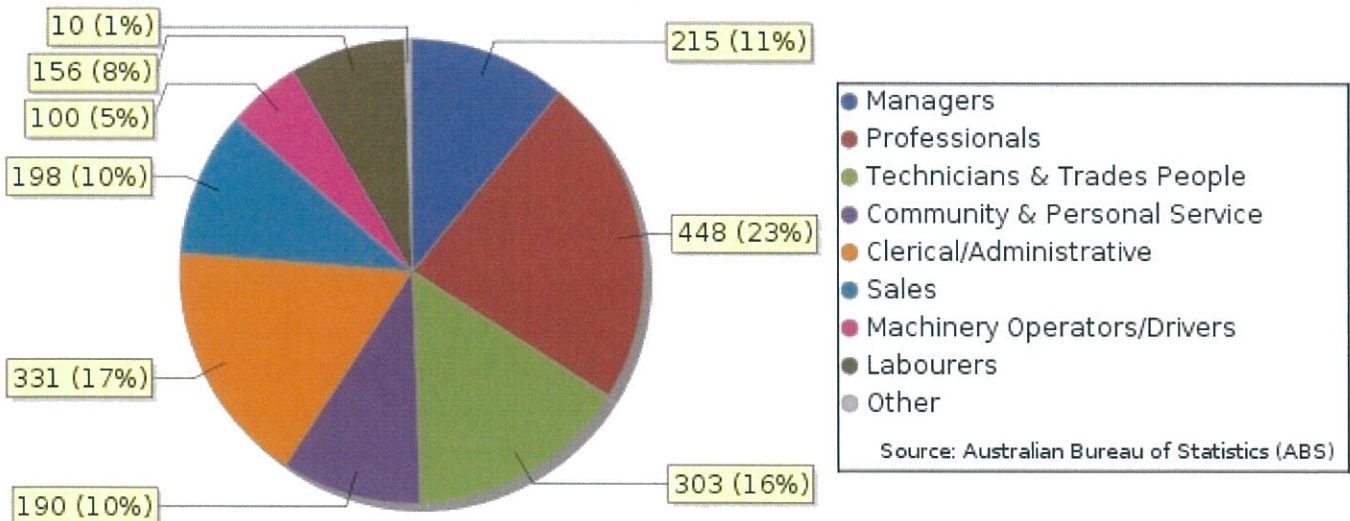
Other Statistics - Non-School Qualification: Level of Education (2011)

WARWICK



Other Statistics - Occupation (2011)

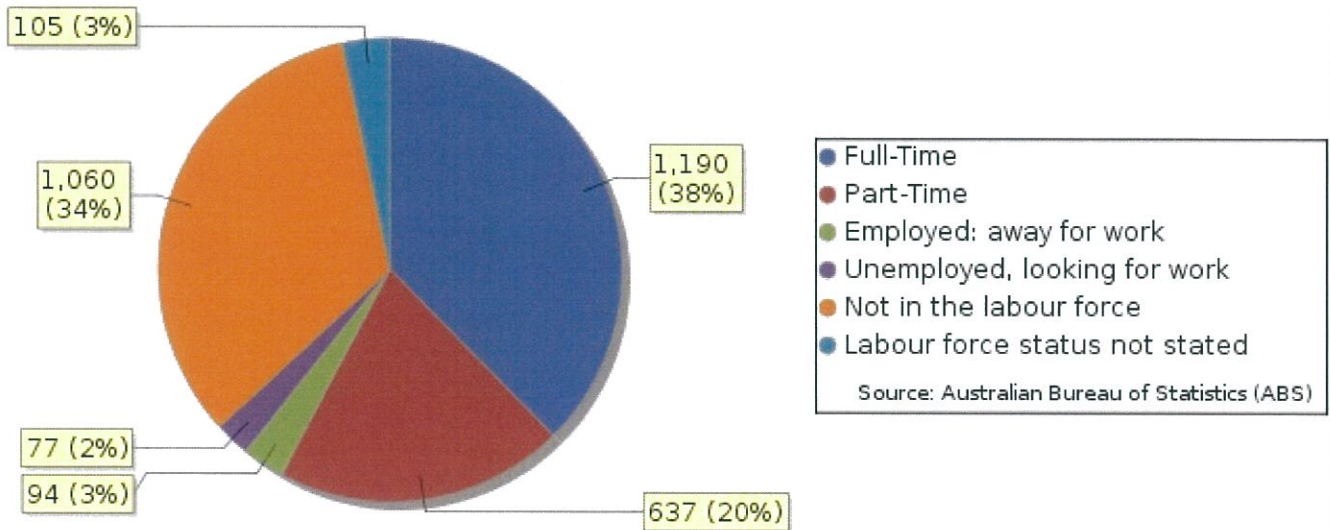
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Other Statistics - Employment (2011)

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Other Statistics - Method of Travel to Work (2011)

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