

# Property Profile Report

35 George Street East Gosford NSW 2250

Prepared on 08 August 2022



35 George Street East Gosford  
NSW 2250



3



1



1



117m<sup>2</sup>



670m<sup>2</sup>

## Property Details

<b>Lot/Plan</b>	LOT 1 DP362645	<b>Property Type</b>	House
<b>Year Built</b>	1950	<b>Council Area</b>	Central Coast
<b>Zone</b>	A, Residential	<b>Land Use Primary</b>	-



## 35 George Street East Gosford NSW 2250

### Estimated Value

Estimated Value:

**\$935,000**

Estimated Value Range:

**\$843,000 - \$1,030,000**

Estimated Value Confidence:



Estimated Value as at 25 July 2022. An automated valuation model estimate (Estimated Value) is a statistically derived estimate of the value of the subject property. An Estimated Value must not be relied upon as a professional valuation or an accurate representation of the market value of the subject property as determined by a valuer. For further information about confidence levels, please refer to the end of this document.

### Property Activity Summary

Date	Activity	Value	Details
29 Apr 2021	For Rent	\$520 / week	Campaign period: 29/04/2021 - 25/05/2021, Listed by: Georgie Crum, One Agency Neil & Helena Mani, Days on market: 27
10 Jul 2018	For Rent	\$470 / week	Campaign period: 10/07/2018 - 24/07/2018, Listed by: Tennille Mugridge, Home Specialist Property Management -, Days on market: 15
07 Dec 2017	For Rent	\$470 / week	Campaign period: 07/12/2017 - 27/12/2017, Listed by: Neil & Helena Mani, One Agency Neil & Helena Mani - Gosford, Days on market: 21
28 Oct 2017	Sold	\$756,000	Sale Method: Normal Sale, Sale Advised by: Government
04 Oct 2017	For Sale	Auction, 28th October, 10.00am, On Site	Campaign period: 04/10/2017 - 29/10/2017, Listing Type: Auction, Listed by: Neil & Helena Mani, One Agency Neil & Helena Mani - Gosford, Days on market: 25
05 Sep 2010	Sold	-	Sale Method: Unknown, Sale Advised by: Government

## Recently Sold Properties



26 Bay View Avenue East Gosford NSW 2250

				
3	1	1	94m <sup>2</sup>	798m <sup>2</sup>

Sale Price	<b>\$995,000</b>	Sale Method	Private Treaty
Sale Date	28/03/2022	Days on Market	6

 1.1km from property



11 Brougham Street East Gosford NSW 2250

				
2	1	2	109m <sup>2</sup>	835m <sup>2</sup>

Sale Price	<b>\$960,000</b>	Sale Method	Sold At Auction
Sale Date	08/06/2022	Days on Market	29

 0.2km from property



40 Wells Street East Gosford NSW 2250

				
2	1	2	124m <sup>2</sup>	721m <sup>2</sup>

Sale Price	<b>\$835,000</b>	Sale Method	Private Treaty
Sale Date	16/04/2022	Days on Market	4

 0.8km from property



2 Bay View Avenue East Gosford NSW 2250

				
3	1	1	101m <sup>2</sup>	607m <sup>2</sup>

Sale Price	<b>\$962,000</b>	Sale Method	-
Sale Date	11/12/2021	Days on Market	2

 1km from property

### Agent Advised

35 George Street East Gosford NSW 2250

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## Properties For Sale



30 Maitland Road Springfield NSW 2250

 3    
  1    
  1    
  114m<sup>2</sup>    
  766m<sup>2</sup>

First Ad Price Just Listed

Latest Ad Price Guide - \$830,000 - \$860,000

Listing Method Normal Sale     Days on Market 26

 1.1km from property



61 Orana Street Green Point NSW 2251

 3    
  1    
  2    
  126m<sup>2</sup>    
  860m<sup>2</sup>

First Ad Price Just Listed

Latest Ad Price Just Listed

Listing Method Normal Sale     Days on Market 14

 1.5km from property



13 Emma James Street Springfield NSW 2250

 3    
  1    
  6    
  101m<sup>2</sup>    
  771m<sup>2</sup>

First Ad Price \$1,100,000 To 1,200,000

Latest Ad Price \$880,000 to \$930,000

Listing Method Normal Sale     Days on Market 64

 1.5km from property



16 Webb Street East Gosford NSW 2250

 5    
  2    
  5    
  -    
  683m<sup>2</sup>

First Ad Price Not Disclosed

Latest Ad Price Auction - 27/08/2022

Listing Method Auction     Days on Market 5

 0.2km from property

## Properties For Rent



65 Brougham Street East Gosford NSW 2250

 3    
  1    
  2    
  118m<sup>2</sup>    
  607m<sup>2</sup>

Rent Price **\$560/Week**     Days on Market 26

Campaign Period 14 Jul 2022 - 01 Aug 2022

 0.8km from property



11 Henry Parry Drive East Gosford NSW 2250

 3    
  1    
  1    
  116m<sup>2</sup>    
  487m<sup>2</sup>

Rent Price **\$530/Week**     Days on Market 8

Campaign Period 01 Aug 2022 - 04 Aug

 0.8km from property



17 Spring Avenue Springfield NSW 2250

 3    
  1    
  1    
  109m<sup>2</sup>    
  620m<sup>2</sup>

Rent Price **\$530/Week**     Days on Market 19

Campaign Period 21 Jul 2022 - 04 Aug 2022

 1.2km from property



16 Gloster Close East Gosford NSW 2250






 4    
  1    
  1    
  89m<sup>2</sup>    
  721m<sup>2</sup>


Rent Price **Not Disclosed**     Days on Market 60

Campaign Period 10 Jun 2022 - 18 Jul 2022

 1.3km from property

## Local School Details

	School Address	Distance	School Type	Gender	Sector	Enrolments
	<b>Gosford East Public School</b> 47 York Street East Gosford NSW 2250	0.7km	Primary	Mixed	Government	352
	<b>Erina High School</b> 152 The Entrance Road Erina NSW 2250	2.4km	Secondary	Mixed	Government	695
	<b>St Patrick's Catholic Primary School</b> -	0.2km	Primary	Mixed	Non-Government	458
	<b>Aspect Central Coast School, East Gosford</b> 76 York Street East Gosford NSW 2250	0.5km	Special	Mixed	Non-Government	-
	<b>St Patrick's Catholic Primary School</b> 76 York Street East Gosford NSW 2250	0.6km	Primary	Mixed	Non-Government	326

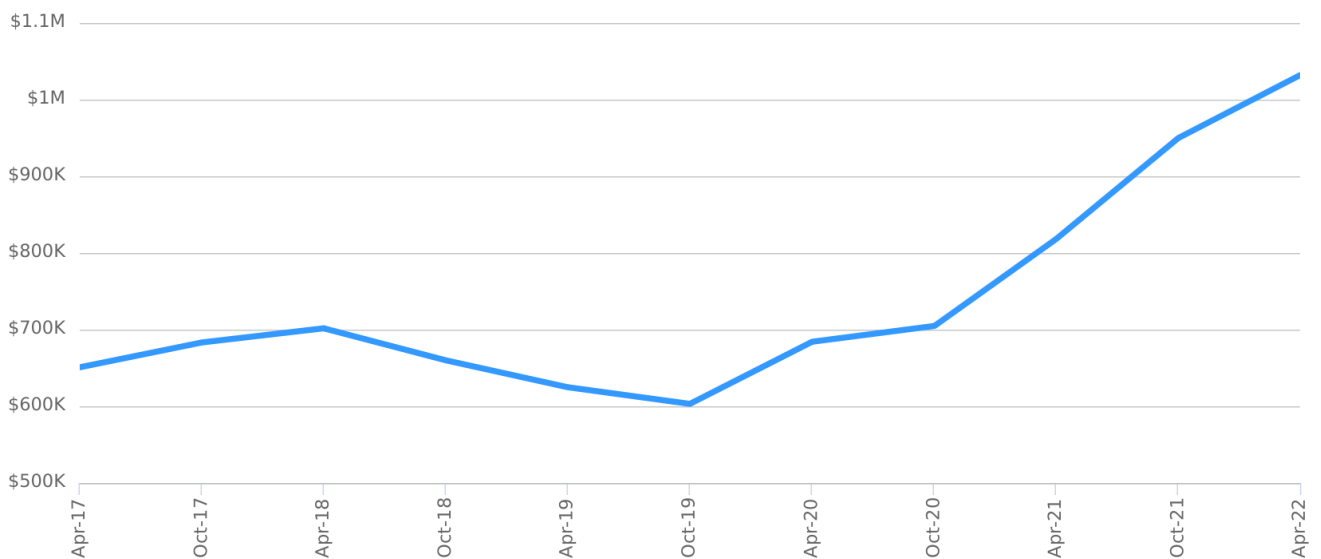
 Property within school catchment

 Property outside school catchment (government)/no catchment applies (non-government)

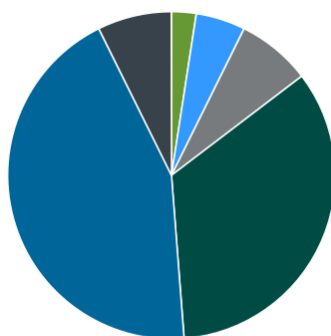
## East Gosford Insights - Houses

Year Ending	Properties Sold	Median Value	Change in Median Value (12 months)
Apr 2022	41	\$1,031,934	▲ 26.12%
Apr 2021	38	\$818,162	▲ 19.57%
Apr 2020	45	\$684,225	▲ 9.48%
Apr 2019	34	\$624,933	▼ 10.94%
Apr 2018	63	\$701,733	▲ 7.80%
Apr 2017	45	\$650,914	▲ 11.83%

### Median Value (monthly)

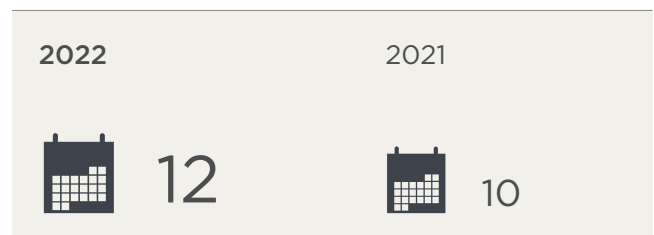


### Property Sales by Price (Past 12 months)



- <\$200K - 1 properties
- \$400K-\$600K - 2 properties
- \$600K-\$800K - 3 properties
- \$800K-\$1M - 14 properties
- \$1M-\$2M - 18 properties
- >\$2M - 3 properties

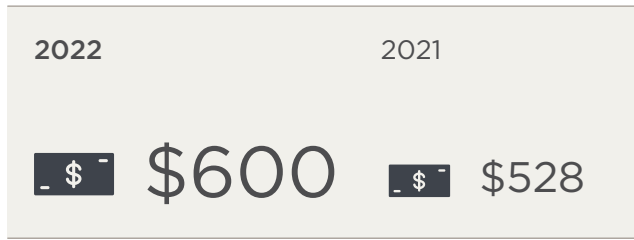
### Median Days on Market



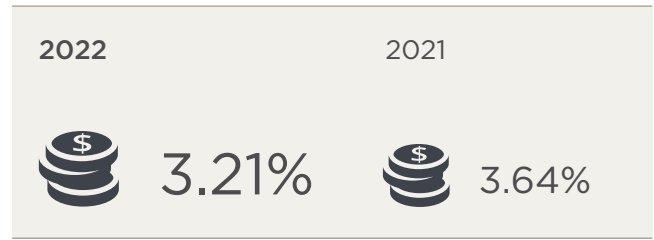


# East Gosford Insights - Houses

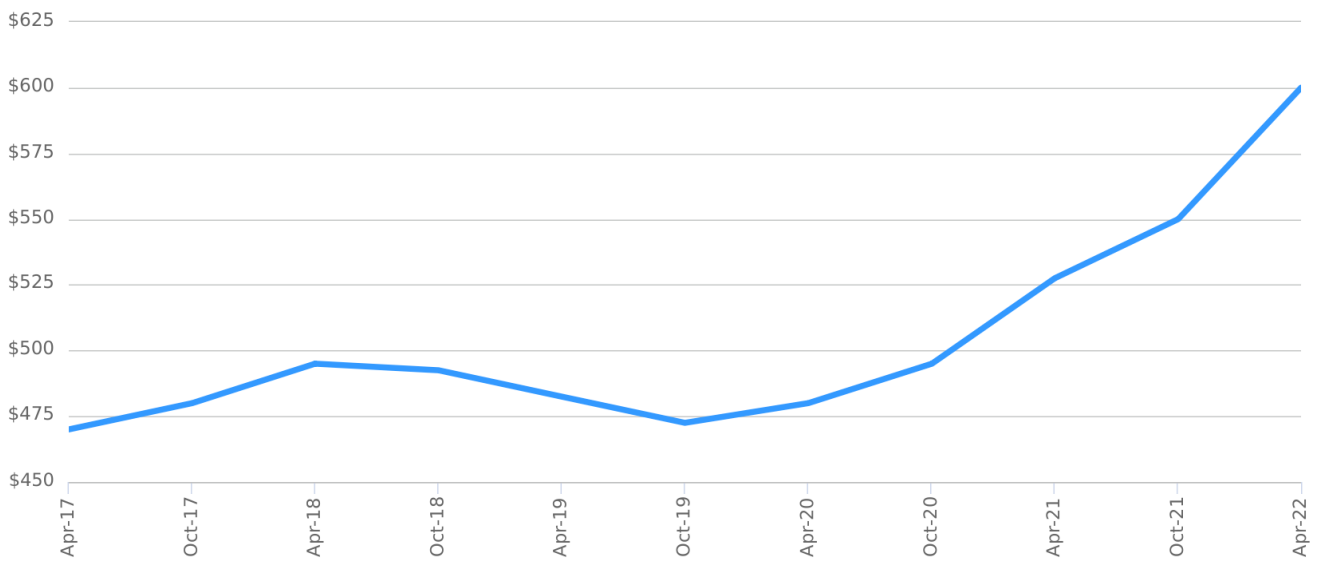
## Median Weekly Asking Rent



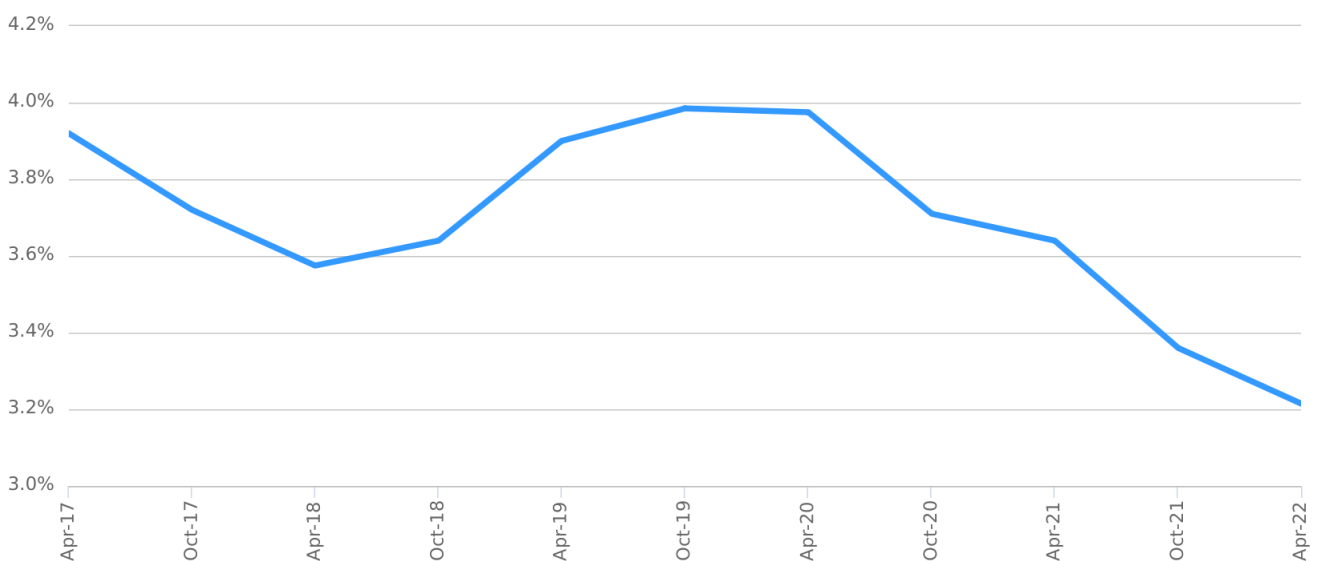
## Indicative Gross Rental Yield



## Median Asking Rent (12 months)



## Indicative Gross Rental Yield (12 months)



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An Estimated Value is generated (i) by a computer driven mathematical model in reliance on available data; (ii) without the physical inspection of the subject property; (iii) without taking into account any market conditions (including building, planning, or economic), and/or (iv) without identifying observable features or risks (including adverse environmental issues, state of repair, improvements, renovations, aesthetics, views or aspect) which may, together or separately, affect the value.

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Confidence is displayed as a colour coded range with red representing low confidence, through to amber which represents medium confidence to green for higher confidence.



Low

Medium

High

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