

# COMPARATIVE MARKET ANALYSIS

6/147 LILYFIELD ROAD, LILYFIELD, NSW 2040

PREPARED BY ANDREW SIMPSON, BROUGH & TAYLOR FIVE DOCK



Tiny Holdings Pty Limited  
6/147 Lilyfield Road  
Lilyfield, NSW, 2040

Dear Brain

RE: Property Appraisal- 6/147 Lilyfield Rd Lilyfield

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. After reviewing the market, we feel the property is worth within the vicinity of \$700,000 in today's market.

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,  
Andrew Simpson

Andrew Simpson  
Brough & Taylor Five Dock  
Phone: 0456 550 025  
Office Phone: 02 8753 2333  
Email: Andrew.Simpson@BTREA.com.au

## 6/147 LILYFIELD ROAD, LILYFIELD, NSW 2040



### Property Details



Property Type: Unit - N/A  
RPD: 6//SP87712

Land Use: RESIDENCE

Zoning

Council: INNER WEST COUNCIL

Features: Deck

Area: 102 m<sup>2</sup> (0 m<sup>2</sup>)

Area \$/m<sup>2</sup>: \$4,902 ( )

Water/Sewerage:

Property ID: 23809371 /

UBD Ref: UBD Ref: 11 A8

### Sales History

Sale Amount: Sale Date: Vendor:

\$ 500,000 09/08/2011 DAVI DEVELOPMENTS PTY LIMITED

Area:

0 m<sup>2</sup>

Sale Type:

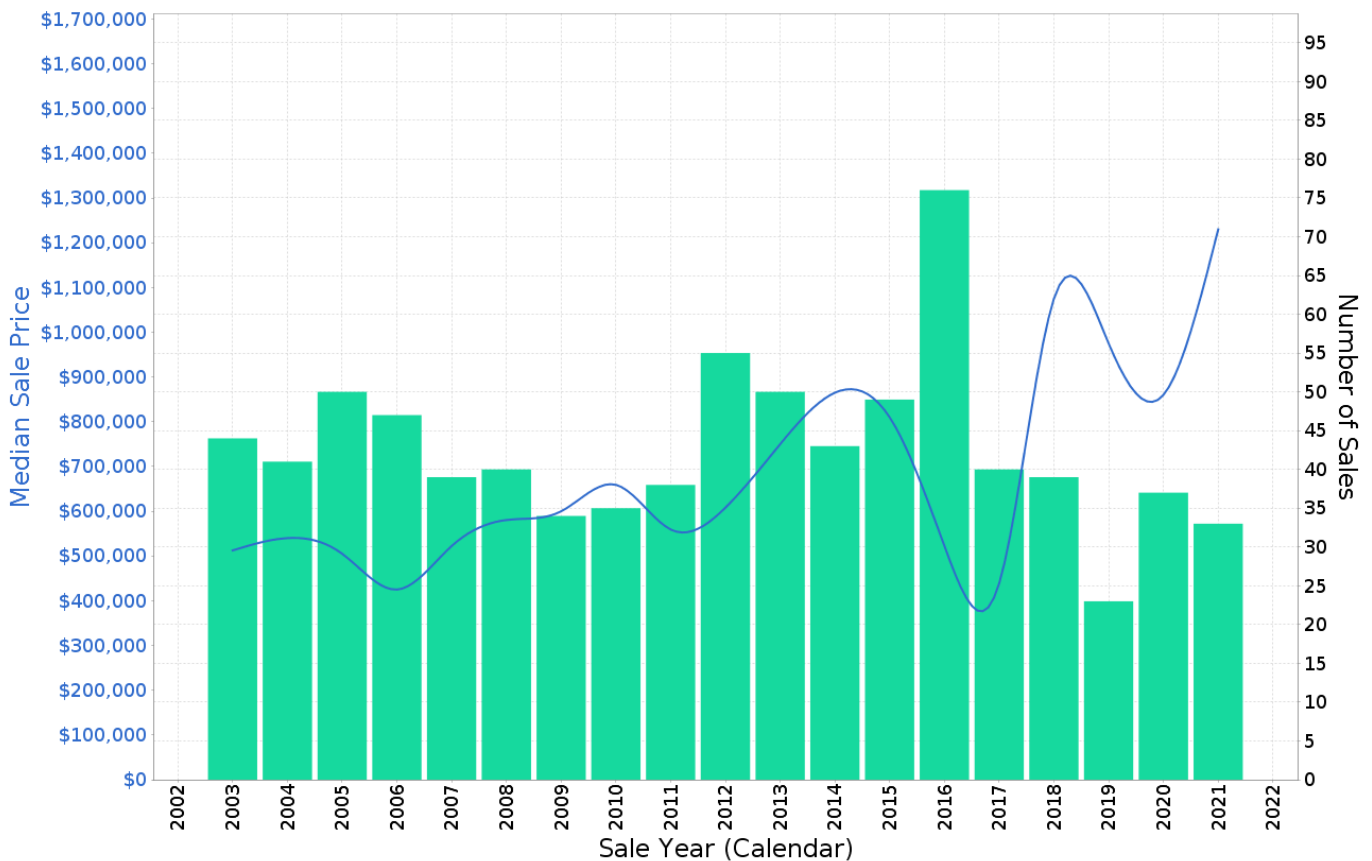
Normal Sale

Related:

No

## Sales & Growth Chart (Unit)

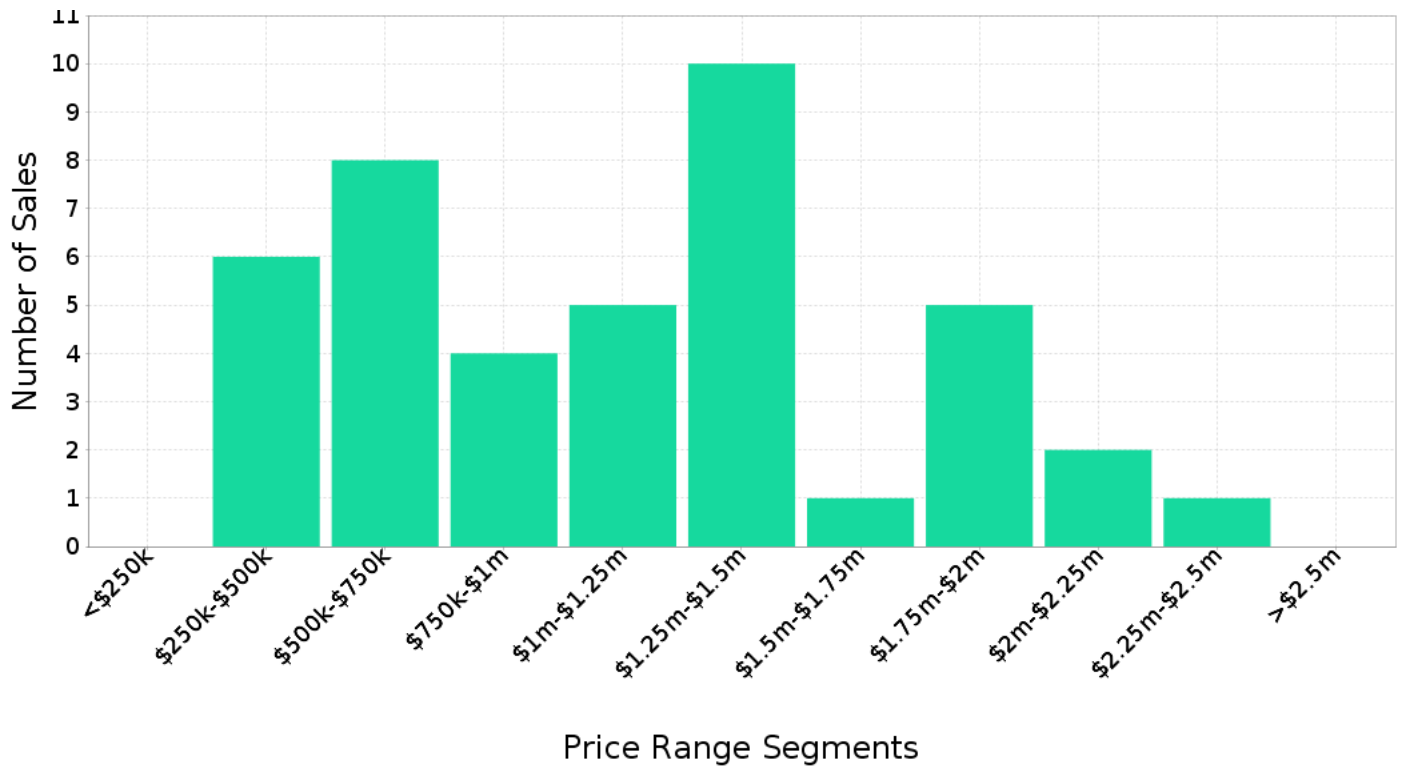
Year	No. of Sales	Average	Median	Growth	Low	High
2003	44	\$ 686,790	\$ 512,500		\$ 150,000	\$ 3,020,000
2004	41	\$ 552,732	\$ 540,000	5.4 %	\$ 100,000	\$ 1,100,000
2005	50	\$ 562,905	\$ 505,000	-6.5 %	\$ 180,000	\$ 979,000
2006	47	\$ 468,014	\$ 425,000	-15.8 %	\$ 12,500	\$ 945,000
2007	39	\$ 522,067	\$ 522,100	22.8 %	\$ 187,500	\$ 885,000
2008	40	\$ 604,945	\$ 580,500	11.2 %	\$ 265,000	\$ 990,000
2009	34	\$ 574,612	\$ 600,000	3.4 %	\$ 200,000	\$ 860,000
2010	35	\$ 669,864	\$ 659,000	9.8 %	\$ 350,000	\$ 1,200,000
2011	38	\$ 640,434	\$ 559,250	-15.1 %	\$ 120,000	\$ 1,410,000
2012	55	\$ 621,191	\$ 608,000	8.7 %	\$ 275,000	\$ 1,235,000
2013	50	\$ 728,060	\$ 750,000	23.4 %	\$ 316,000	\$ 1,280,000
2014	43	\$ 880,372	\$ 865,000	15.3 %	\$ 296,000	\$ 1,420,000
2015	49	\$ 1,067,319	\$ 810,000	-6.4 %	\$ 437,000	\$ 10,000,000
2016	76	\$ 779,477	\$ 522,500	-35.5 %	\$ 345,000	\$ 1,865,000
2017	40	\$ 681,475	\$ 439,000	-16.0 %	\$ 362,000	\$ 1,895,000
2018	39	\$ 1,117,513	\$ 1,075,000	144.9 %	\$ 540,000	\$ 1,995,000
2019	23	\$ 1,048,591	\$ 975,000	-9.3 %	\$ 356,800	\$ 2,022,000
2020	37	\$ 974,959	\$ 860,000	-11.8 %	\$ 365,000	\$ 1,875,000
2021	33	\$ 1,128,576	\$ 1,230,000	43.0 %	\$ 356,500	\$ 2,315,000



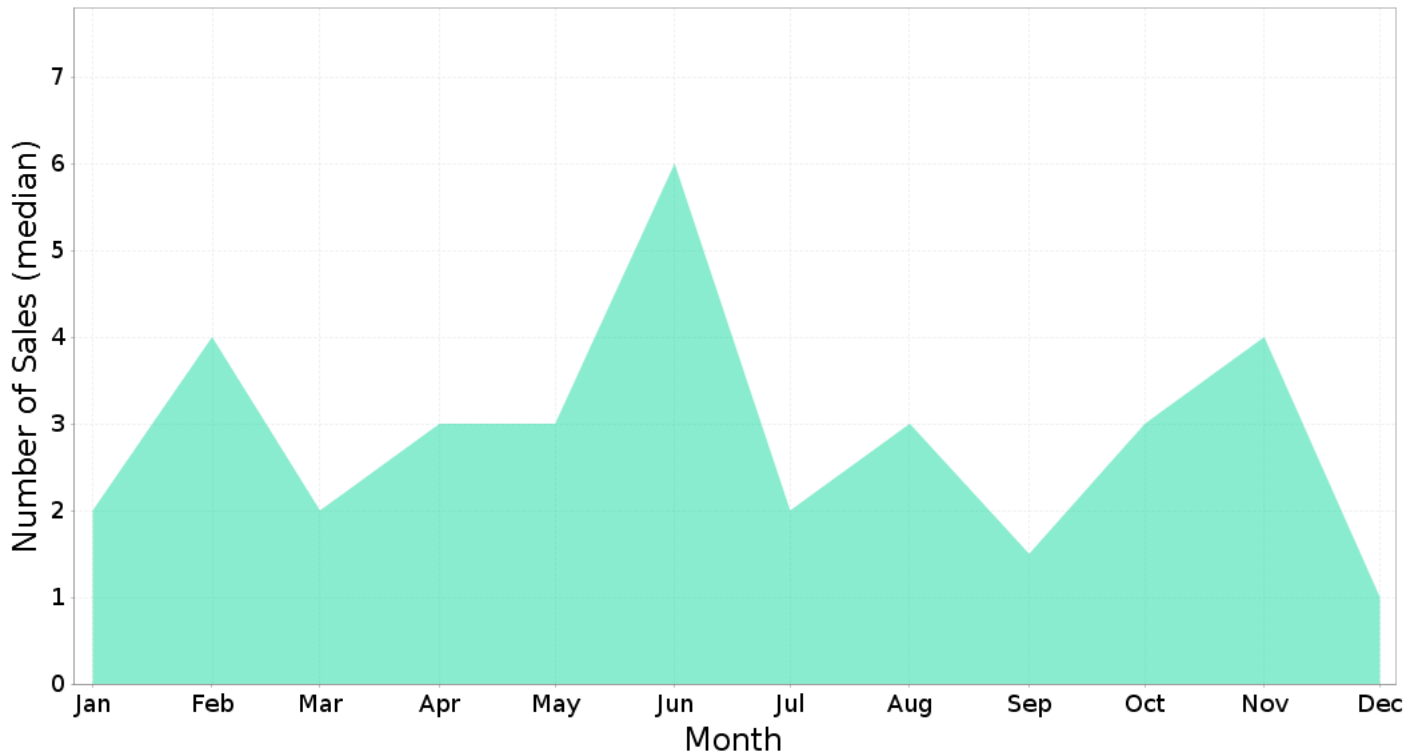
Prepared on 04/11/2021 by Andrew Simpson, 0456 550 025 at Brough & Taylor Real Estate. © Property Data Solutions Pty Ltd 2021 (pricefinder.com.au)

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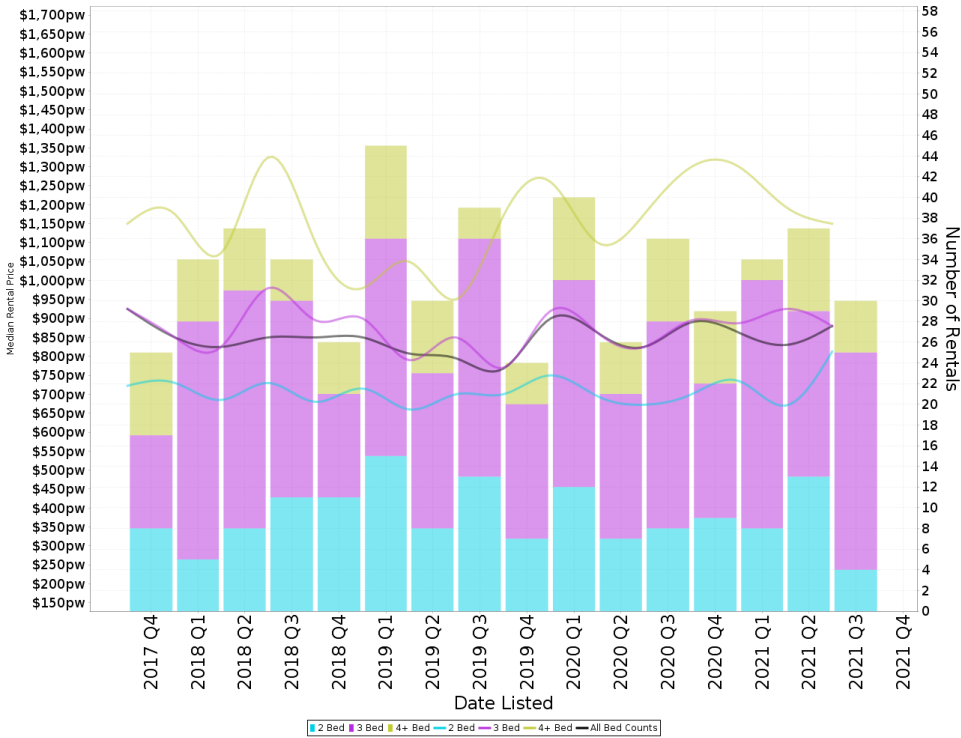
## Price Segmentation



## Peak Selling Periods



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**+18.1%**

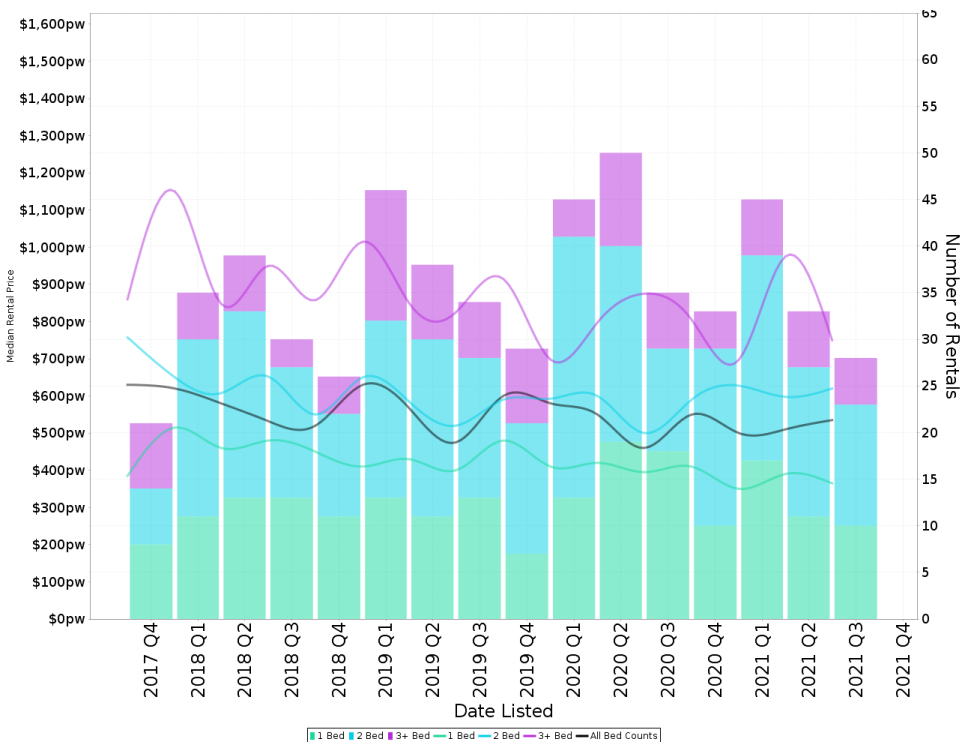
Current Median Price: \$2,126,500  
Previous Median Price: \$1,800,000  
Based on 209 registered House sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+2.1%**

Current Median Price: \$2,126,500  
Current Median Rent: \$850  
Based on 130 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**+53.2%**

Current Median Price: \$1,187,000  
Previous Median Price: \$775,000  
Based on 75 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+2.5%**

Current Median Price: \$1,187,000  
Current Median Rent: \$580  
Based on 125 registered Unit rentals compared over the last 12 months.

## Nearby Comparable Rental Properties

There are 4 rental properties selected within the radius of 500.0m from the focus property. The lowest for rent price is \$520 and the highest for rent price is \$560 with a median rental price of \$550. Days listed ranges from 17 to 21 days with the average currently at 19 days for these selected properties.

### 9/55 HENRY ST, LILYFIELD 2040

UBD Ref: Sydney - 234 Q12



Property Type: Unit  
Area: 88 m<sup>2</sup>  
RPD: 9//SP88930

Features:

Current Rent Price: **\$560 per week**  
First Rent Price: **\$600 per week**  
Month Listed: **October 2021\* (Rented)**  
Days on Market:

### 2/24B GEORGE ST, LEICHHARDT 2040



Property Type: Unit  
Area:  
RPD:

Features:

Current Rent Price: **\$520 NEG**  
First Rent Price: **\$520**  
Month Listed: **September 2021\* (Rented)**  
Days on Market: **20 Days**

### 1 .306/35A UPWARD ST, LEICHHARDT 2040



Property Type: Unit  
Area:  
RPD:

Features:

Current Rent Price: **\$550 per week**  
First Rent Price: **\$550 per week**  
Month Listed: **August 2021\* (Rented)**  
Days on Market: **21 Days**

### D1 .306/35A UPWARD ST, LEICHHARDT 2040



Property Type: Unit  
Area:  
RPD:

Features:

Current Rent Price: **Deposit Taken**  
First Rent Price: **\$550**  
Month Listed: **August 2021\* (Rented)**  
Days on Market: **17 Days**

## Nearby Comparable For Sale Properties

There are 1 properties selected within the radius of 500.0m from the focus property. The lowest for sale price is \$700,000 and the highest for sale price is \$700,000 with a median sale price of \$700,000. Days listed ranges from 3 to 3 days with the average currently at 3 days for these selected properties.

### 113/69 ALLEN ST, LEICHHARDT 2040

UBD Ref: Sydney - 234 P14  
Distance from Property: 627m



1



1



1



Property Type: Unit  
Area: 363 m<sup>2</sup> (82 m<sup>2</sup>)  
RPD: 6//SP60112

Features:

Current List Price: **Price on Request**

First List Price: Price on Request

Date Listed: 01/11/2021 Days Listed: **3 Days**

Listed Price Change:



## Nearby Comparable Sold Properties

There are 2 sold properties selected within the radius of 500.0m from the focus property. The lowest sale price is \$362,500 and the highest sale price is \$687,500 with a median sale price of \$525,000. Days listed ranges from 23 to 27 days with the average currently at 25 days for these selected properties.

### 19/3 RAYNER ST, LILYFIELD, NSW 2040

UBD Ref: Sydney - 11 B7  
Distance from Property: 113m  1  1  1



Property Type: Unit  
Area: 28 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$12,946  
RPD: 19/SP92774

Features:

Sale Price: **\$362,500 (Normal Sale)**  
Sale Date: 30/06/2021 Days to Sell: **27 Days**  
Last Price: Under Contract (Under Chg %:  
First Price: Buyer's Guide - \$360k Chg %:

### 6/1 HUBERT ST, LEICHHARDT, NSW 2040

UBD Ref: Sydney - 234 P14  
Distance from Property: 537m  1  1  1



Property Type: Unit  
Area: 917 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$750  
RPD: 6/SP58571

Features:

Sale Price: **\$687,500 (Normal Sale)**  
Sale Date: 13/05/2021 Days to Sell: **23 Days**  
Last Price: Auction Chg %:  
First Price: Auction Chg %:

## 6/147 LILYFIELD ROAD, LILYFIELD, NSW 2040



### Appraisal Price

This market analysis has been prepared on 04/11/2021 and all information given has been based on a current market analysis for the property listed above. Based on this, we believe this property to be estimated in the following range:

**\$680,000 to \$700,000**

**\$585 to 615 per week**

### Contact your agent for further information:

Agent Name: Andrew Simpson  
Mobile: 0456 550 025  
Office: Brough & Taylor Real Estate  
Office Phone: 02 8753 2333  
Email: [Andrew.Simpson@btrea.com.au](mailto:Andrew.Simpson@btrea.com.au)