

Comparative Market Analysis



11/38 Heritage Park Drive Baldvis WA 6171

Prepared on 29th September 2021

Michelle Anne Wilkinson
P.E.B Real Estate

28B Sexton Road
INGLEWOOD WA 6052

m: 0400027286

michelle@pebrealestate.com.au

The Proprietors
11/38 Heritage Park Drive
Baldivis WA 6171

29 September 2021

Dear Darren & Joyleen

Thank you for the opportunity to appraise your property at 11/38 Heritage Park Drive Baldivis WA 6171

Careful consideration has been taken to provide you with an appraisal for your property in today's market conditions.

To establish a market value, I have carefully considered the premises, size, location, along with current market conditions and similar properties recently sold or currently on the market.

Should you have any questions relating to the information contained within this appraisal, please do not hesitate to contact me on the details below.

If I can be of any further assistance, please do not hesitate to contact me on the details below. I look forward to working with you to achieve your real estate goals.

Yours Sincerely,

Michelle Anne Wilkinson
P.E.B Real Estate
28B Sexton Road

INGLEWOOD WA 6052
m: 0400027286


Your Property


11/38 Heritage Park Drive Baldvis WA 6171

3 

2 

2 

226m² 

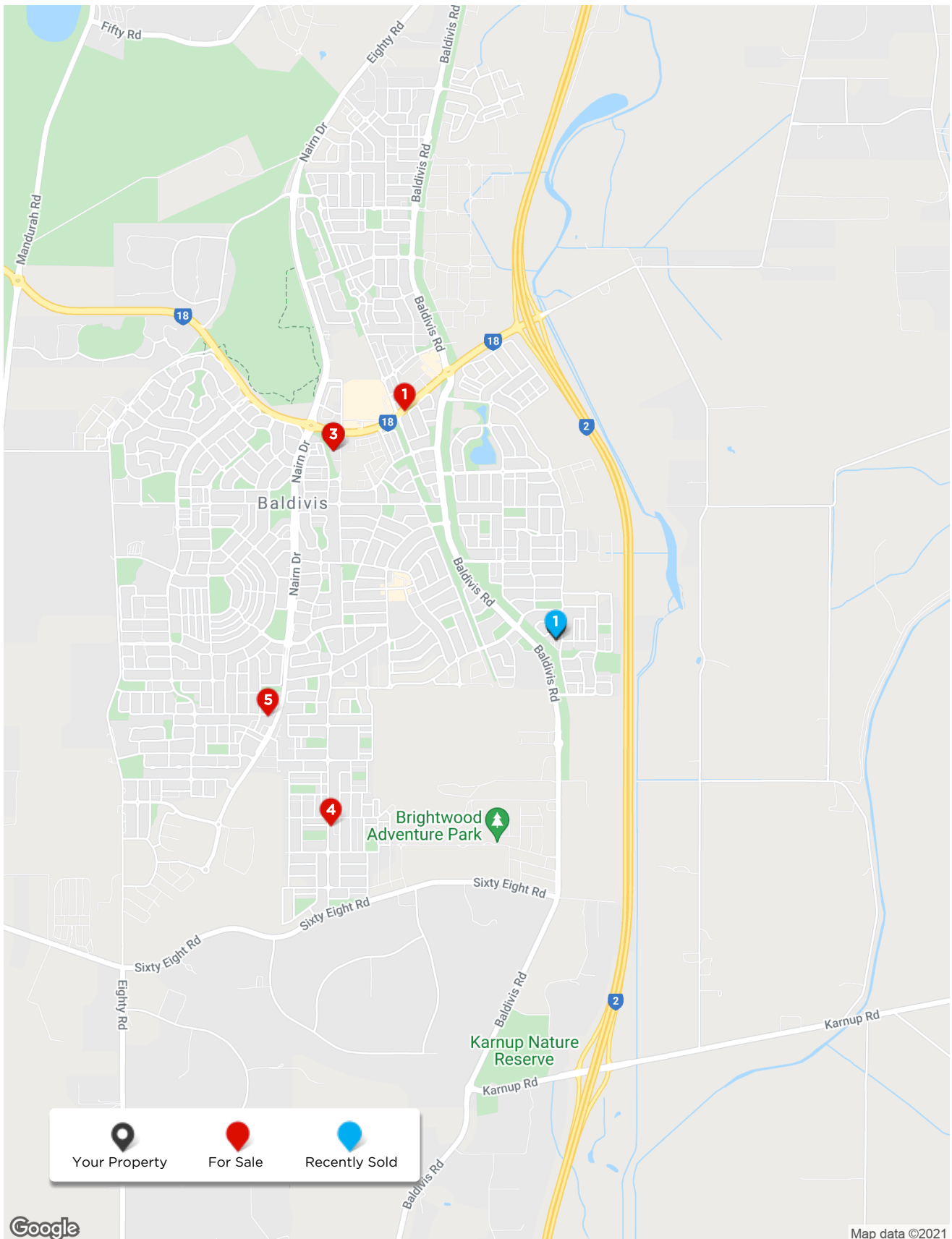
110m² 



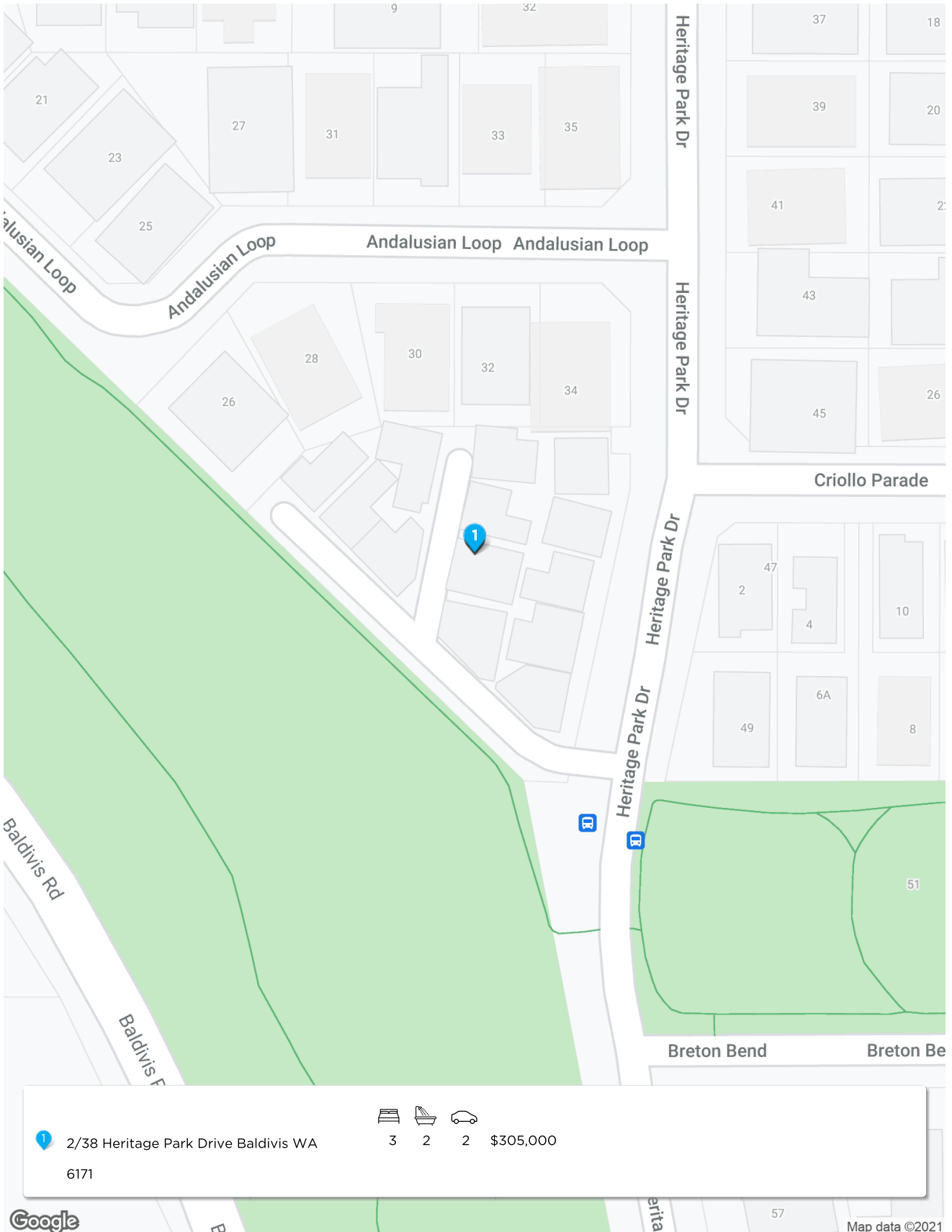
Your Property History

- 4 Nov, 2019** - Listed for rent at \$320 / week
- 27 Mar, 2019** - Listed for rent at \$310 / week
- 17 Feb, 2017** - Listed for rent at \$320 / week
- 26 Nov, 2015** - Sold for \$350,000
- 14 Aug, 2015** - Listed for sale at \$365,000
- 13 Aug, 2015** - Listed for rent at \$330 / week

Comparables Map: Sales & Listings



Comparables Map: Sales








* This data point was edited by the author of this CMA and has not been verified by CoreLogic

Comparable Sales

1 2/38 Heritage Park Drive Baldivis WA 6171

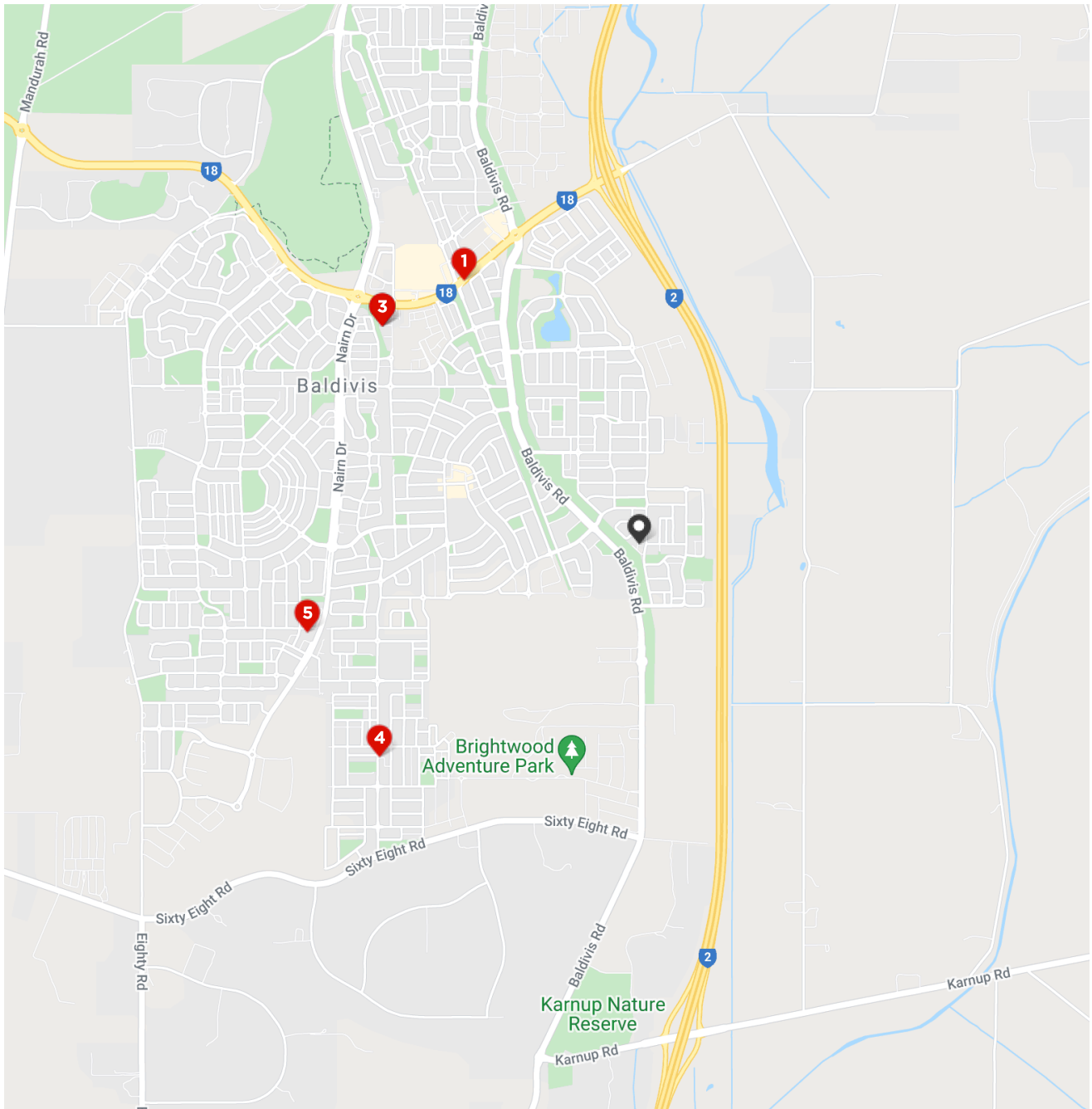
Sold Price **\$305,000**











 3
  2
  2
  228m²
  106m²
 Year Built 2015 DOM -
 Sold Date 19-Mar-21 Distance -
 First Listing -
 Last Listing -

DOM = Days on market RS = Recent sale UN = Undisclosed Sale * This data point was edited by the author of this CMA and has not been verified by CoreLogic

Comparables Map: Listings








				DOM	
 3/60 Rubens Circuit Baldvis WA 6171	3	2	2	56	Offers From\$325,000
 4/4 Vigo Cove Baldvis WA 6171	3	2	2	288	ALL OFFERS CONSIDERED
 5/4 Vigo Cove Baldvis WA 6171	3	2	2	175	ALL OFFERS CONSIDERED
 3/56 Smirk Road Baldvis WA 6171	3	2	2	58	All Offers Invited - Price Guide High \$200,000's
 4/2 Kapok Turn Baldvis WA 6171	3	2	2	708	\$285,000

Comparable Listings






1 3/60 Rubens Circuit Baldvis WA 6171



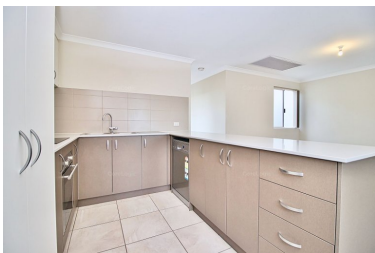
 3  2  2  254m²  111m²
 Year Built 2014 DOM 56 days
 Listing Date 05-Aug-21 Distance 1.82km
 Listing Price Offers From \$325,000






2 4/4 Vigo Cove Baldvis WA 6171



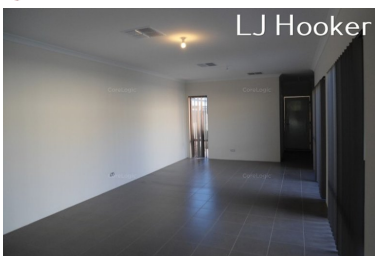
 3  2  2  207m²  117.92m²
 Year Built 2015 DOM 288 days
 Listing Date 16-Dec-20 Distance 1.94km
 Listing Price ALL OFFERS CONSIDERED






3 5/4 Vigo Cove Baldvis WA 6171



 3  2  2  222m²  124m²
 Year Built 2016 DOM 175 days
 Listing Date 08-Apr-21 Distance 1.94km
 Listing Price ALL OFFERS CONSIDERED






4 3/56 Smirk Road Baldvis WA 6171



 3  2  2  222m²  106m²
 Year Built 2013 DOM 58 days
 Listing Date 03-Aug-21 Distance 1.95km
 Listing Price All Offers Invited - Price Guide High \$200,000's

5 4/2 Kapok Turn Baldvis WA 6171

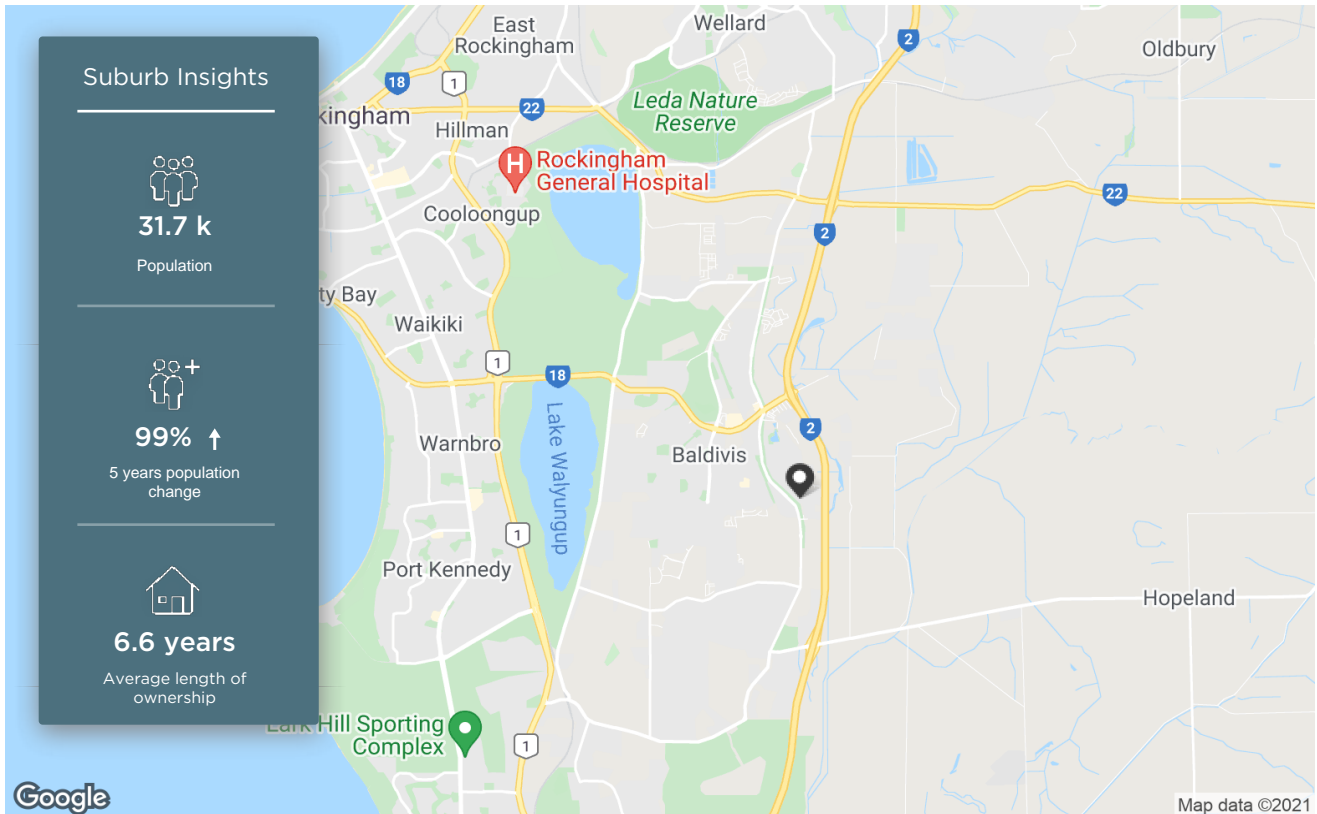


 3  2  2  223m²  103m²
 Year Built 2011 DOM 708 days
 Listing Date 23-Oct-19 Distance 1.99km
 Listing Price \$285,000

DOM = Days on market * This data point was edited by the author of this CMA and has not been verified by CoreLogic

Baldivis

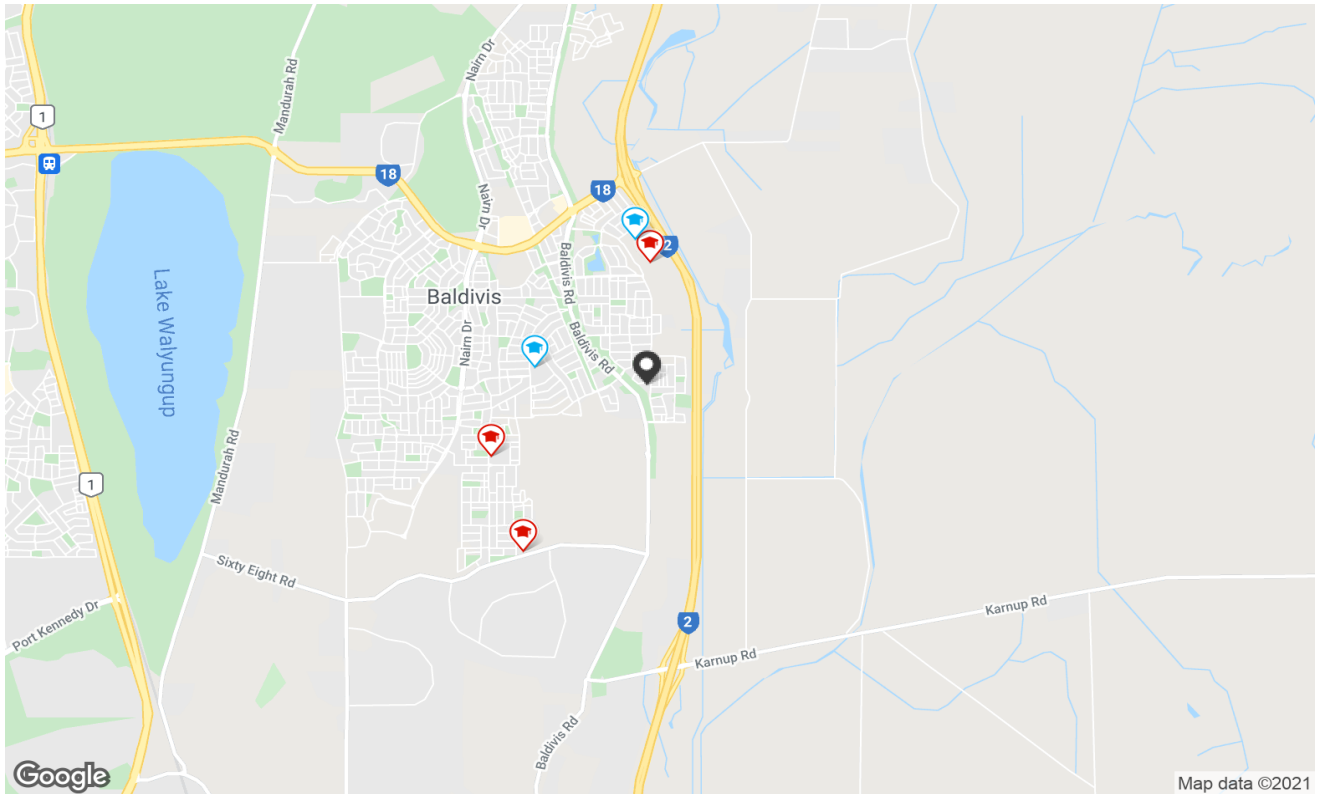
Demographic



The size of Baldivis is approximately 87.2 square kilometres. It has 61 parks covering nearly 1.7% of total area. The population of Baldivis in 2011 was 15,883 people. By 2016 the population was 31,665 showing a population growth of 99.4% in the area during that time. The predominant age group in Baldivis is 0-9 years. Households in Baldivis are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Baldivis work in a trades occupation. In 2011, 78.5% of the homes in Baldivis were owner-occupied compared with 74% in 2016. Currently the median sales price of houses in the area is \$415,000.

HOUSEHOLD STRUCTURE		HOUSEHOLD OCCUPANCY		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
Childless Couples	32.6	Owns Outright	14.5	0-15.6K	2.6	0-9	19.9
Couples with Children	54.3	Purchaser	59.5	15.6-33.8K	7.0	10-19	13.2
Single Parents	12.2	Renting	23.4	33.8-52K	9.1	20-29	17.2
Other	0.9	Other	1.0	52-78K	13.0	30-39	17.7
		Not Stated	1.6	78-130K	28.4	40-49	13.3
				130-182K	15.1	50-59	8.8
				182K+	10.9	60-69	5.8
						70-79	3.3
						80-89	0.8
						90-99	0.1

Local Schools



	SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
	Makybe Rise Primary School 67 Makybe Drive Baldvis WA 6171	1.05km	Primary	Mixed	Government	0-6
	Rivergums Primary School 31 Stillwater Drive Baldvis WA 6171	1.26km	Primary	Mixed	Government	0-6
	Baldvis Secondary College 31 Stillwater Drive Baldvis WA 6171	1.47km	Secondary	Mixed	Government	7-12
	Tuart Rise Primary School 31 Kempeana Way Baldvis WA 6171	1.61km	Primary	Mixed	Government	0-6
	Ridge View Secondary College	2.03km	Secondary	Mixed	Non-Government	0-0



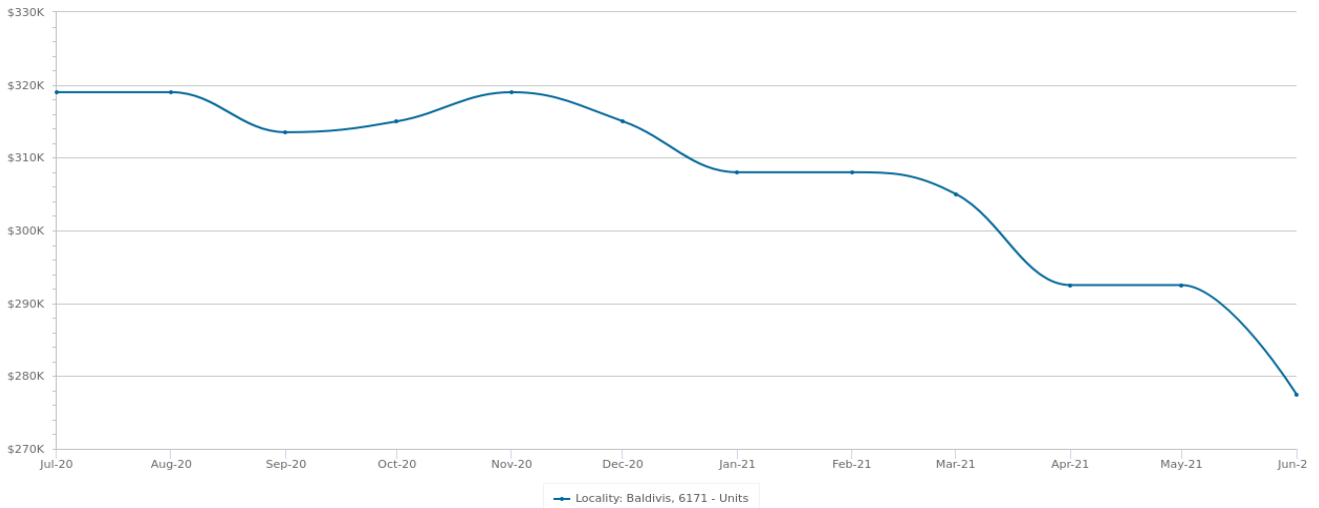
Property is within school catchment area



Property is outside school catchment area

Recent Market Trends

Median Sale Price - 12 months (Unit)

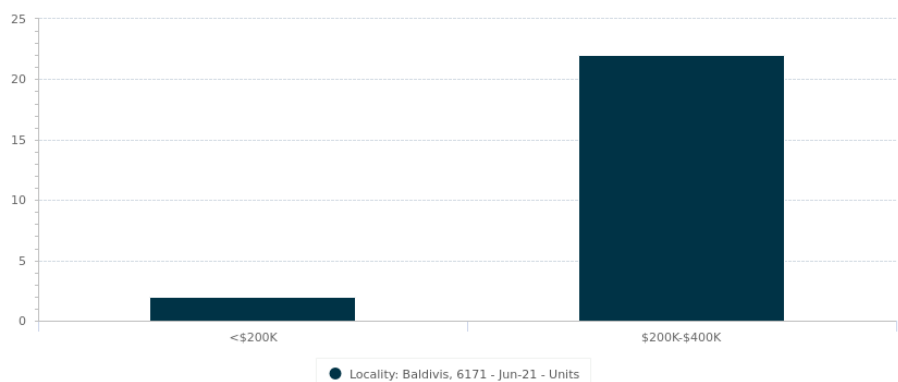


Statistics are calculated over a rolling 12 month period

PERIOD	PROPERTIES SOLD	MEDIAN PRICE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
Jun 2021	3	\$277,500	-5.1% ▼	75	22	\$320
May 2021	1	\$292,500	0.0%	75	23	\$300
Apr 2021	3	\$292,500	-4.1% ▼	75	29	\$300
Mar 2021	7	\$305,000	-1.0% ▼	75	30	\$297
Feb 2021	4	\$308,000	0.0%	-	28	\$295
Jan 2021	1	\$308,000	-2.2% ▼	-	27	\$290
Dec 2020	1	\$315,000	-1.3% ▼	-	27	\$290
Nov 2020	-	\$319,000	1.3% ▲	-	24	\$290
Oct 2020	2	\$315,000	0.5% ▲	-	23	\$295
Sep 2020	1	\$313,500	-1.7% ▼	-	23	\$295
Aug 2020	3	\$319,000	0.0%	-	25	\$290
Jul 2020	-	\$319,000	0.0%	-	26	\$290

Sales by Price - 12 months (Unit)

PRICE	NUMBER
<\$200K	2
\$200K-\$400K	22
400K-600K	0
600K-800K	0
800K-1M	0
1M-2M	0
>2M	0



Statistics are calculated over a rolling 12 month period

Long Term Market Trends

Median Sale Price - 20 years (Unit)



Statistics are calculated over a rolling 12 month period

PERIOD	PROPERTIES SOLD	MEDIAN PRICE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
2021	26	\$277,500	-13.0% ▼	75	51	\$320
2020	15	\$319,000	67.0% ▲	-	51	\$290
2019	19	\$191,000	-38.4% ▼	-	45	\$300
2018	31	\$310,000	15.2% ▲	94	62	\$290
2017	27	\$269,000	-26.3% ▼	57	57	\$300
2016	47	\$365,000	1.4% ▲	65	63	\$340
2015	12	\$360,000	-13.5% ▼	-	29	\$360
2014	19	\$416,000	18.9% ▲	-	12	\$380
2013	19	\$349,950	-0.0%	-	7	\$400
2012	16	\$350,000	-1.0% ▼	-	4	\$360
2011	14	\$353,500	-	-	5	\$350
2010	9	-	-	-	-	-
2009	16	\$338,500	-	-	-	-
2008	0	-	-	-	-	-
2007	0	-	-	-	-	-
2006	0	-	-	-	-	-
2005	0	-	-	-	-	-
2004	0	-	-	-	-	-
2003	0	-	-	-	-	-
2002	0	-	-	-	-	-

Summary

11/38 Heritage Park Drive Baldvis WA 6171



Appraisal price range

\$305,000 - \$335,000

Notes from your agent

I have spent some time searching for comparable properties but unfortunately due to a sale in your complex and the owner accepting an extremely low price of \$305,000 this impacts the properties in this complex when doing an appraisal. CoreLogic has estimated a medium to low confidence of \$330,000 but due to the current market and other similar properties currently on the market low \$300,000's is where I believe the property would sit.

As the market continues to improve then I believe we will see this reflected in the price. I feel as more people return from overseas and accepted back into WA prices will increase.

If you would like to discuss further please give me a call or email.

Thank you

Michelle

0400027286

Disclaimer

Based on information provided by and with the permission of the Western Australian Land Information Authority (2021) trading as Landgate.

The Appraisal Amount contained in the report may have been manually provided by the Agent; or may be based on an automated valuation model estimate provided by CoreLogic ('AVM Estimated Value'). AVM Estimated Values are current at the date of the publication only. It is computer generated and is not a professional appraisal of the subject property and should not be relied upon in lieu of appropriate professional advice. The accuracy of the methodology used to develop the AVM Estimated Value, the existence of the subject property, and the accuracy of the AVM Estimated Value and all rule sets provided are estimates based on available data and are not guaranteed or warranted. CoreLogic excludes all liability for any loss or damage arising in connection with the Appraisal Amount and/or AVM Estimated Value.

Product Data licensed by CoreLogic under a Creative Commons Attribution licence. For details regarding licence, data source, copyright and disclaimers, see www.corelogic.com.au/aboutus/thirdpartyrestrictions.html

All information relating to Schools provided by CoreLogic is as a courtesy only. CoreLogic does not make any representations regarding the accuracy or completeness of the data. You should contact the School directly to verify this information.

Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.