



3/1 SAMANTHA PLACE SMEATON GRANGE NSW 2567

Prepared on 30th June 2023

BLUE CHIP SUPER PTY

PO Box 1777



WOLLONGONG DC NSW 2500

m: 0414975999

troy@bluechipsuper.com.au

Your Property

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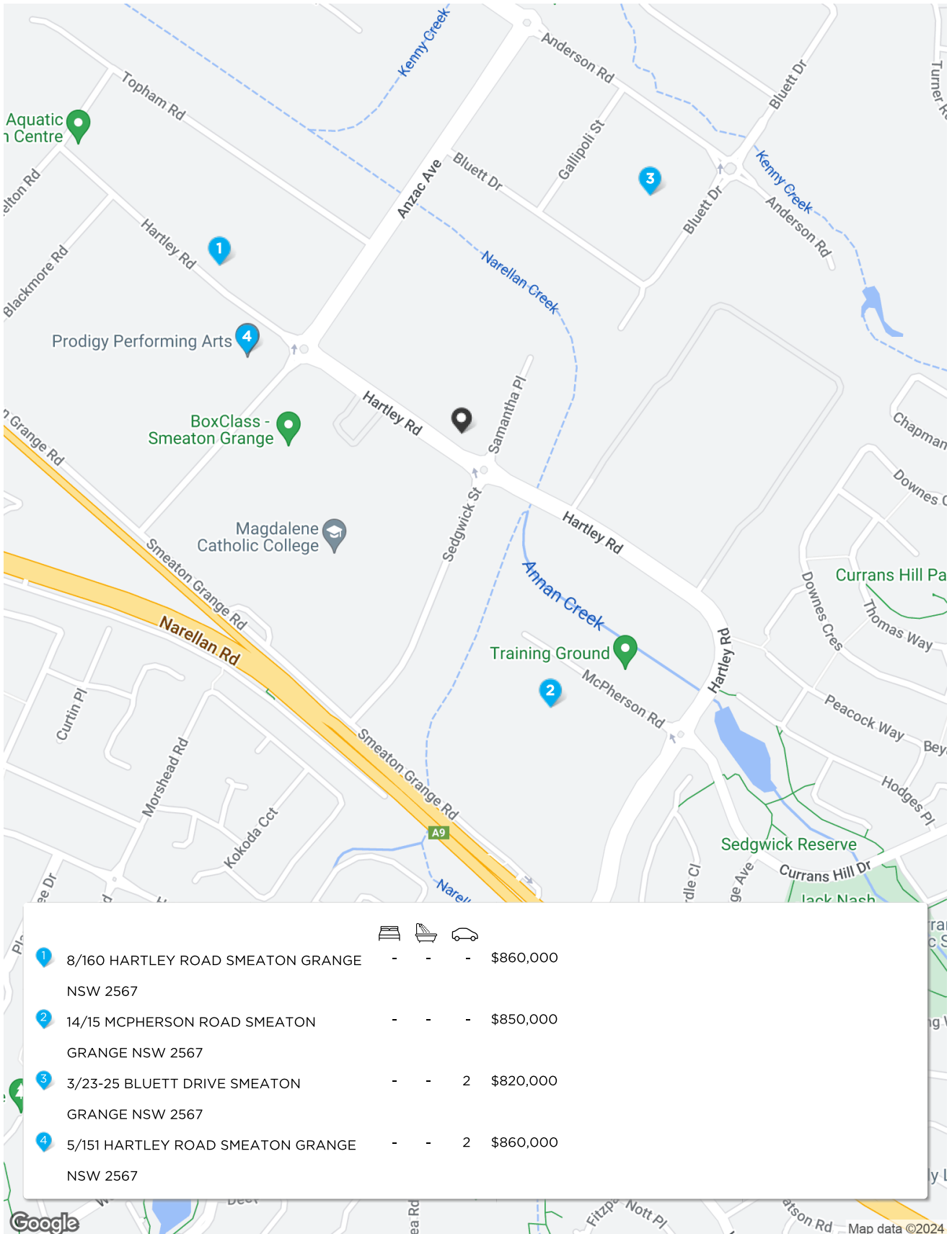
-  -  -  240m²  240m² 



Your Property History




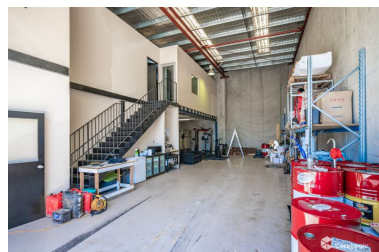
- 16 Mar, 2018 - Listed for rent at \$35k + GST
- 6 Oct, 2017 - Sold for \$558,000
- 5 Oct, 2010 - Sold for \$352,000

Comparables Map: Sales



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

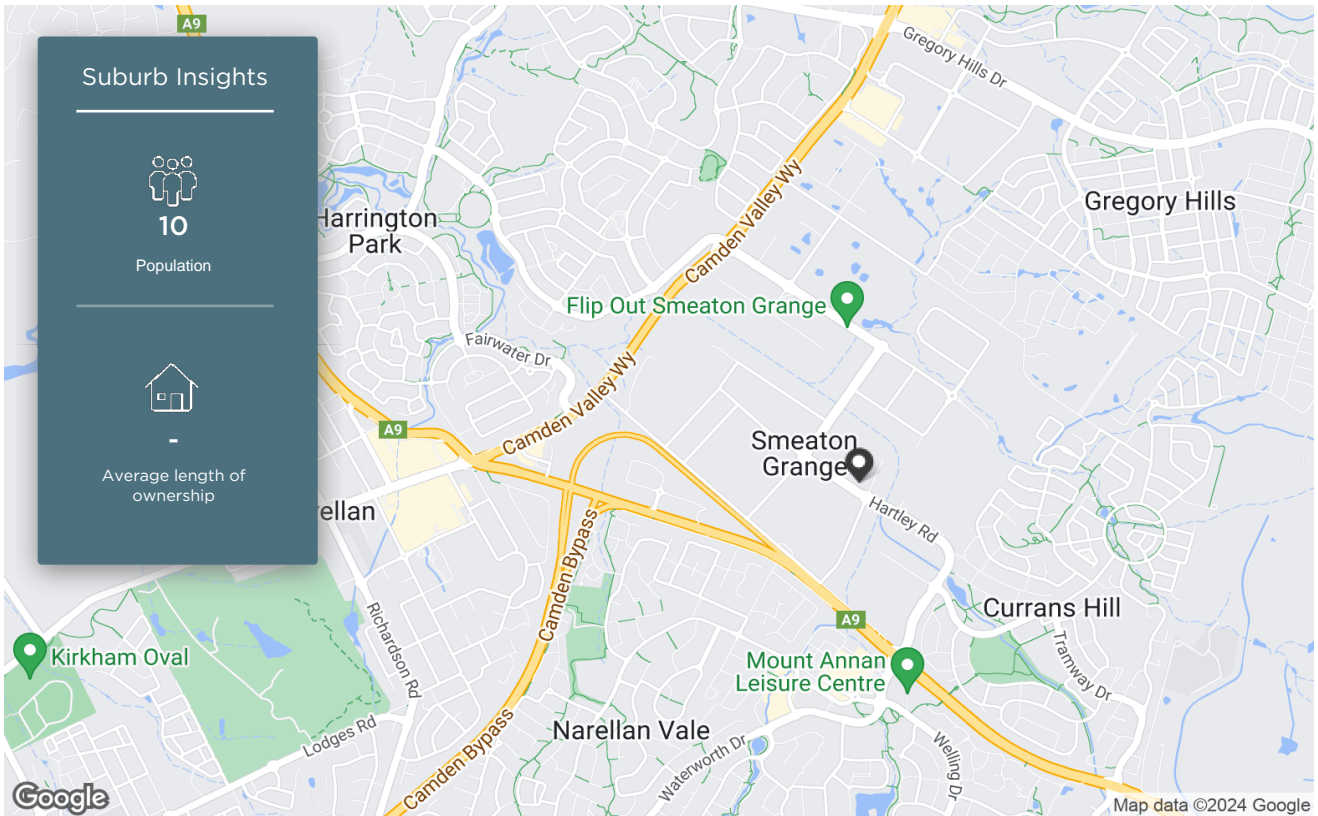
Comparable Sales

1	8/160 HARTLEY ROAD SMEATON GRANGE NSW 2567	Sold Price \$860,000	
			<p> 🏠 - 🚢 - 🚗 - 📐 - 🏠 - 🏠 - Year Built - DOM 199 Sold Date 07-Jun-23 Distance 0.48km First Listing Contact Agent Last Listing ***DEPOSIT TAKEN*** </p>
2	14/15 MCPHERSON ROAD SMEATON GRANGE NSW 2567	Sold Price \$850,000	
			<p> 🏠 - 🚢 - 🚗 - 📐 219m² 🏠 - Year Built - DOM 85 Sold Date 11-Sep-23 Distance 0.48km First Listing \$730k Last Listing \$730k </p>
3	3/23-25 BLUETT DRIVE SMEATON GRANGE NSW 2567	Sold Price \$820,000	
			<p> 🏠 - 🚢 - 🚗 2 📐 204m² 🏠 - Year Built - DOM 165 Sold Date 03-May-23 Distance 0.5km First Listing Contact Agent Last Listing SOLD - \$820,000 </p>
4	5/151 HARTLEY ROAD SMEATON GRANGE NSW 2567	Sold Price \$860,000	
			<p> 🏠 - 🚢 - 🚗 2 📐 - 🏠 - Year Built - DOM 27 Sold Date 05-Apr-23 Distance 0.37km First Listing For Sale By Public Auction Unless Sold Prior Last Listing SOLD! BY INGLIS PROPERTY MACATHUR </p>

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

Smeaton Grange

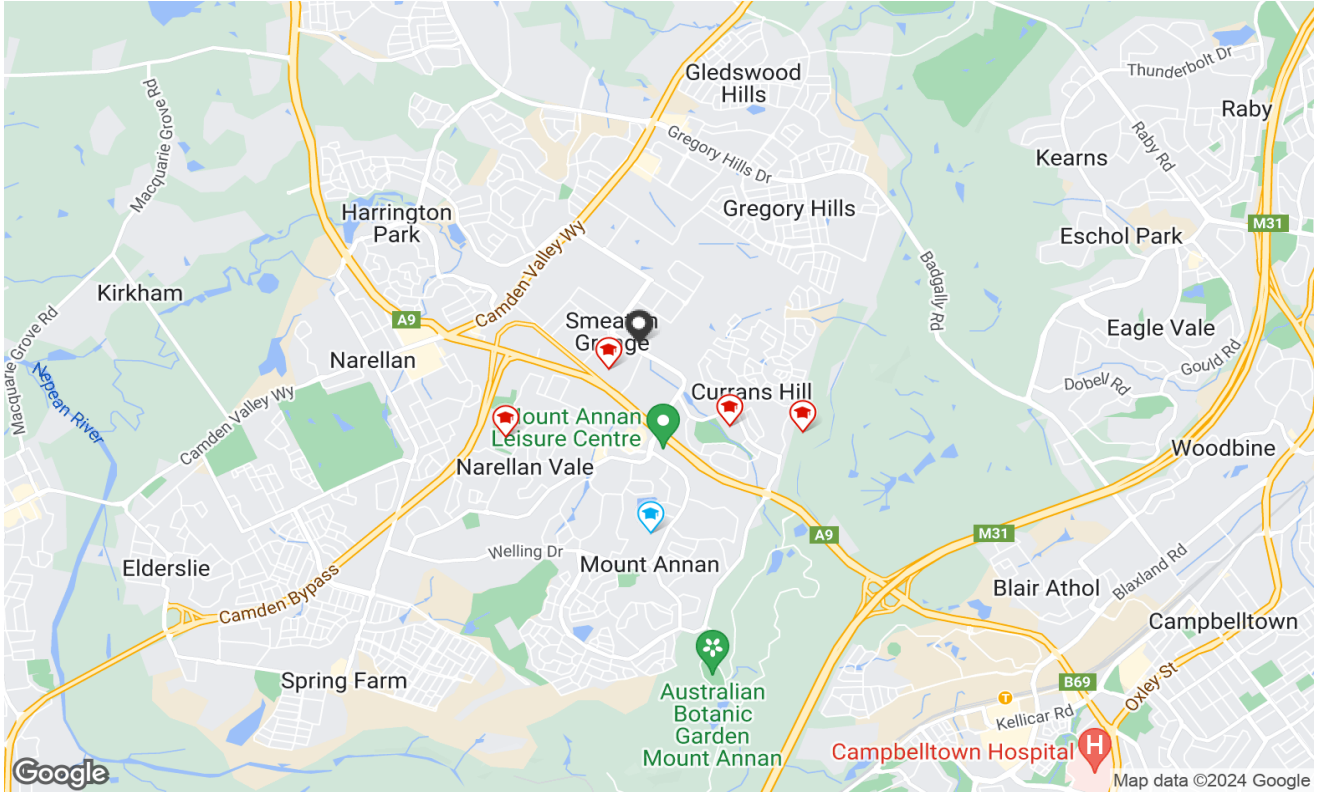
Demographic








The size of Smeaton Grange is approximately 2.8 square kilometres. It has 3 parks covering nearly 0.6% of total area. The population of Smeaton Grange in 2011 was 19 people. By 2016 the population was 10 showing a population decline of 47.4% in the area during that time. The predominant age group in Smeaton Grange is 20-29 years. In general, people in Smeaton Grange work in a sales workers occupation.

HOUSEHOLD STRUCTURE		HOUSEHOLD OCCUPANCY		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
Couples with Children	80.0	Renting	66.7	78-130K	100.0	20-29	46.7
						40-49	20.0

Local Schools



SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
 Magdalene Catholic College 101 Smeaton Grange Road Smeaton Grange NSW 2567	0.35km	Secondary	Mixed	Non-Government	7-12
 Currans Hill Public School 10 Tramway Drive Currans Hill NSW 2567	1.22km	Primary	Mixed	Government	0-6
 St Clare's Catholic Primary School 59 Holdsworth Drive Narellan Vale NSW 2567	1.52km	Primary	Mixed	Non-Government	0-6
 Mount Annan Christian College 347 Narellan Road Currans Hill NSW 2567	1.83km	Combined	Mixed	Non-Government	0-12
 Mount Annan High School 248 Welling Drive Mount Annan NSW 2567	1.88km	Secondary	Mixed	Government	7-12

 Property is within school catchment area

 Property is outside school catchment area

Recent Market Trends

PERIOD	PROPERTIES SOLD	MEDIAN PRICE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
Sep 2014	-	-	-	-	-	-

Sales by Price - 12 months (Commercial)

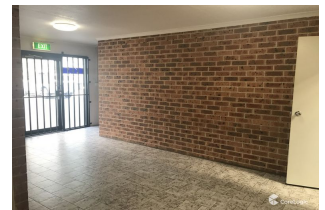
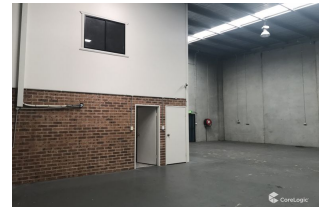
PRICE	NUMBER
<\$200K	1
200K-400K	0
400K-600K	0
600K-800K	0
800K-1M	0
1M-2M	0
>2M	0



Statistics are calculated over a rolling 12 month period

Summary

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Appraisal price range
\$795,000 - \$820,000

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