



## **3/7 MAXWELL PLACE NARELLAN NSW 2567**

Prepared on 30th June 2023

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# Your Property

3/7 MAXWELL PLACE NARELLAN NSW 2567

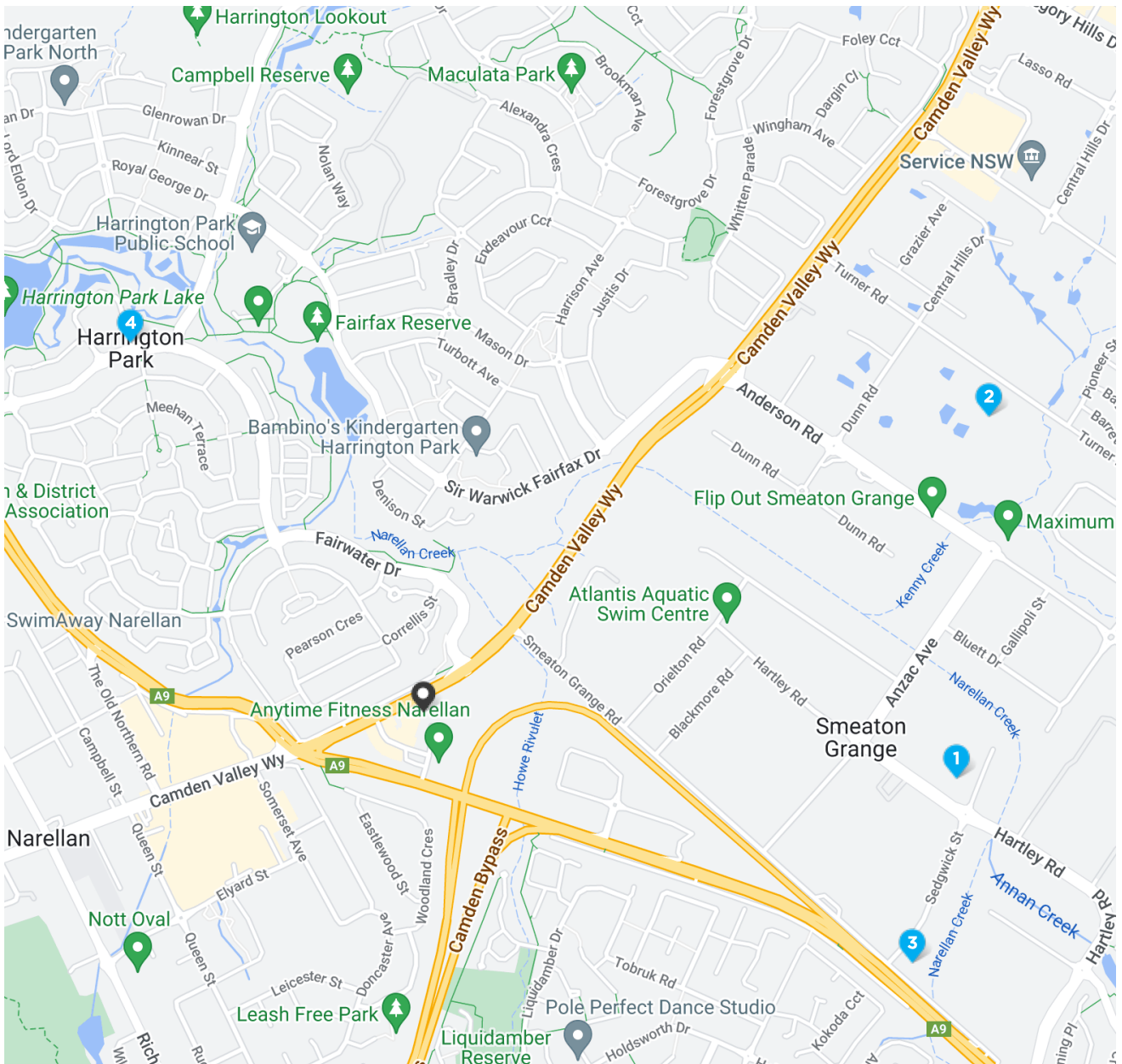
-  -  -  141m<sup>2</sup>  - 






## Your Property History





30 Aug, 2021 - Sold for \$600,000

# Comparables Map: Sales



|   |  |  |  |             |
|---|---|---|---|-------------|
| 1 | 5/3 SAMANTHA PLACE SMEATON GRANGE   | -   | -   | \$1,025,000 |
|   | NSW 2567  |   |   |             |
| 2 | 20/62 TURNER ROAD SMEATON GRANGE  | -   | -   | \$1,040,000 |
|   | NSW 2567  |   |   |             |
| 3 | 3/147 SMEATON GRANGE ROAD SMEATON GRANGE  | -   | -   | \$1,320,000 |
|   | NSW 2567  |   |   |             |
| 4 | 14 ABERCROMBIE PLACE HARRINGTON PARK  | -   | -   | \$1,670,000 |
|   | NSW 2567  |   |   |             |

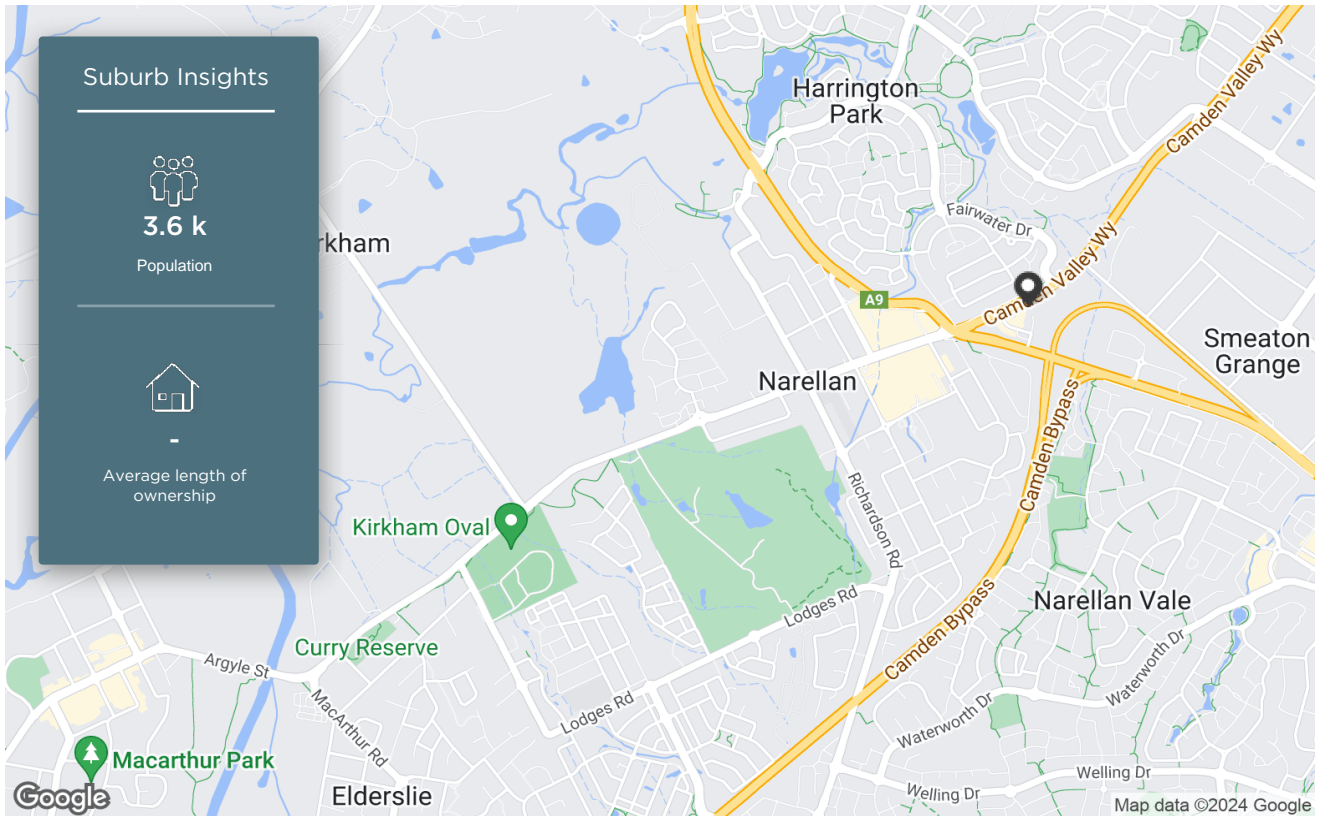
# Comparable Sales

|   |  |                                      |
|---|--|--------------------------------------|
| 1   | 5/3 SAMANTHA PLACE SMEATON GRANGE NSW 2567   | <b>Sold Price</b> <b>\$1,025,000</b> |
|    | <p>  -  -  -  2,578m<sup>2</sup>     238m<sup>2</sup><br/>           Year Built -    DOM 183<br/>           Sold Date 29-Aug-23    Distance 1.5km<br/>           First Listing For Sale By Public Auction<br/>           Last Listing UNDER CONTRACT!         </p> |                                      |
| 2   | 20/62 TURNER ROAD SMEATON GRANGE NSW 2567  | <b>Sold Price</b> <b>\$1,040,000</b> |
|   | <p>  -  -  -  233m<sup>2</sup>     -<br/>           Year Built -    DOM -<br/>           Sold Date 23-Jun-23    Distance 1.78km<br/>           First Listing -<br/>           Last Listing -         </p>  |                                      |
| 3   | 3/147 SMEATON GRANGE ROAD SMEATON GRANGE NSW 2567  | <b>Sold Price</b> <b>\$1,320,000</b> |
|  | <p>  -  -  -  318m<sup>2</sup>     88m<sup>2</sup><br/>           Year Built -    DOM 146<br/>           Sold Date 28-Jul-23    Distance 1.54km<br/>           First Listing Auction<br/>           Last Listing Redued to sell: \$1.35mil ONO         </p>        |                                      |
| 4   | 14 ABERCROMBIE PLACE HARRINGTON PARK NSW 2567  | <b>Sold Price</b> <b>\$1,670,000</b> |
|  | <p>  -  -  -  3,260m<sup>2</sup>     -<br/>           Year Built -    DOM 175<br/>           Sold Date 16-Nov-23    Distance 1.31km<br/>           First Listing New to market<br/>           Last Listing \$1,670,000         </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

# Narellan

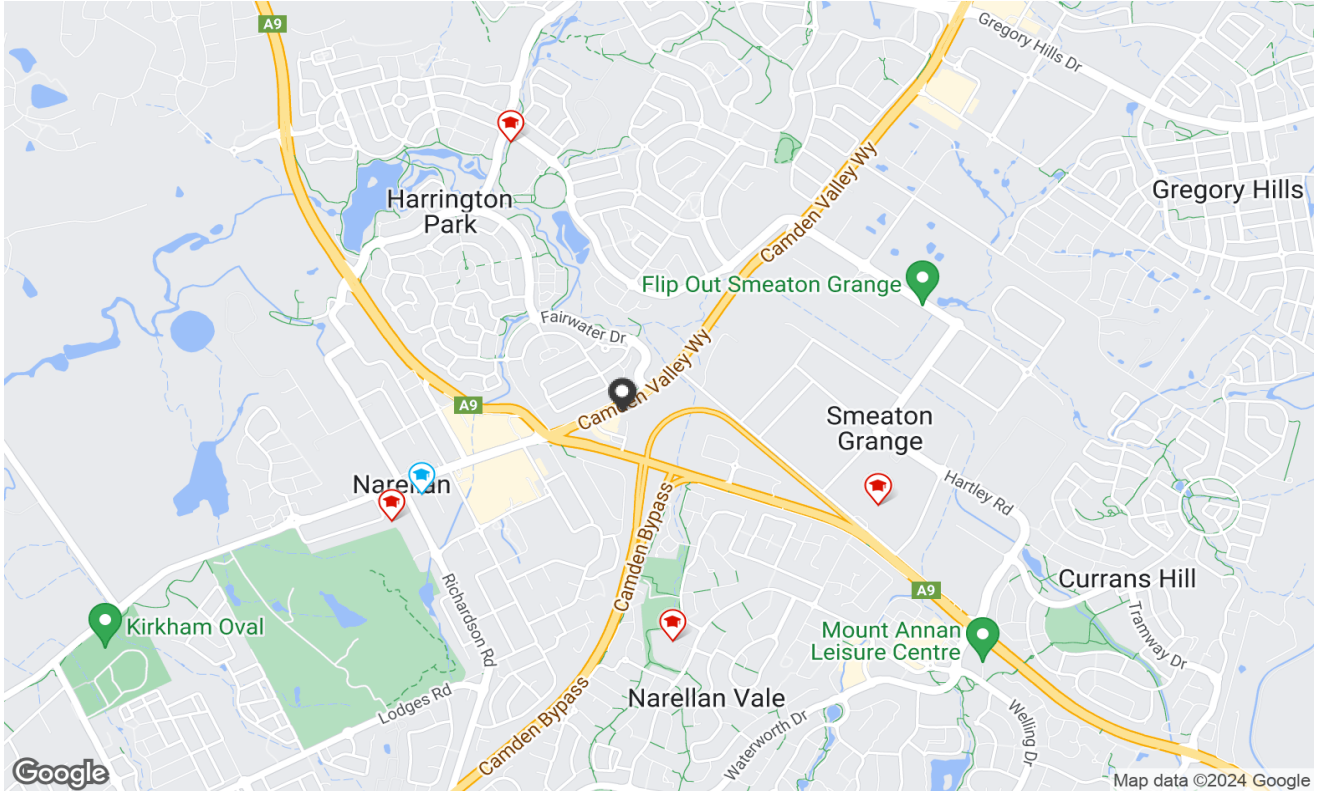
## Demographic








The size of Narellan is approximately 3.9 square kilometres. It has 13 parks covering nearly 27% of total area. The population of Narellan in 2011 was 3,493 people. By 2016 the population was 3,616 showing a population growth of 3.5% in the area during that time. The predominant age group in Narellan is 20-29 years. Households in Narellan are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Narellan work in a trades occupation. In 2011, 70.3% of the homes in Narellan were owner-occupied compared with 65.6% in 2016. Currently the median sales price of houses in the area is \$926,500.

| HOUSEHOLD STRUCTURE   |      | HOUSEHOLD OCCUPANCY |      | HOUSEHOLD INCOME |      | AGE   |      |
|-----------------------|------|---------------------|------|------------------|------|-------|------|
| TYPE                  | %    | TYPE                | %    | TYPE             | %    | TYPE  | %    |
| Childless Couples     | 33.1 | Owns Outright       | 29.2 | 0-15.6K          | 3.7  | 0-9   | 13.5 |
| Couples with Children | 43.3 | Purchaser           | 36.4 | 15.6-33.8K       | 11.5 | 10-19 | 12.3 |
| Single Parents        | 21.1 | Renting             | 30.1 | 33.8-52K         | 13.4 | 20-29 | 14.5 |
| Other                 | 2.2  | Other               | 1.5  | 52-78K           | 16.3 | 30-39 | 13.2 |
|                       |      | Not Stated          | 3.2  | 78-130K          | 25.5 | 40-49 | 13.2 |
|                       |      |                     |      | 130-182K         | 11.9 | 50-59 | 13.1 |
|                       |      |                     |      | 182K+            | 7.0  | 60-69 | 11.3 |
|                       |      |                     |      |                  |      | 70-79 | 5.8  |
|                       |      |                     |      |                  |      | 80-89 | 2.7  |
|                       |      |                     |      |                  |      | 90-99 | 0.5  |

# Local Schools



| SCHOOL ADDRESS  | DISTANCE | SCHOOL TYPE | GENDER | SECTOR         | YEARS |
|---|----------|-------------|--------|----------------|-------|
|  <b>Narellan Public School</b><br>290 Camden Valley Way<br>Narellan NSW 2567                     | 1.01km   | Primary     | Mixed  | Government     | 0-6   |
|  <b>St Clare's Catholic Primary School</b><br>59 Holdsworth Drive Narellan<br>Vale NSW 2567      | 1.18km   | Primary     | Mixed  | Non-Government | 0-6   |
|  <b>Yandelora School</b><br>4 Richardson Road Narellan<br>NSW 2567                               | 1.2km    | Special     | Mixed  | Non-Government | 0-0   |
|  <b>Magdalene Catholic College</b><br>101 Smeaton Grange Road<br>Smeaton Grange NSW 2567         | 1.32km   | Secondary   | Mixed  | Non-Government | 7-12  |
|  <b>Harrington Park Public School</b><br>2 Sir Warwick Fairfax Drive<br>Harrington Park NSW 2567 | 1.43km   | Primary     | Mixed  | Government     | 0-6   |

 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 |
|----------|-----------------|--------------|--------|----------------|----------|-------------|
| Jul 2023 | -               | -            | -      | -              | -        | -           |

## Sales by Price - 12 months (Land)

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



Statistics are calculated over a rolling 12 month period

# Summary

**3/7 MAXWELL PLACE NARELLAN NSW 2567**



**Appraisal price range**  
\$1.4m ex GST



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