

# Comparative Market Analysis

Prepared for **Graham and Mandy Bridges** on 14th November 2019



**4/105 Mulgrave Road Mulgrave NSW 2756**



**Louise Snowdon**  
33 Degrees Real Estate

Suite 2 Pitt Town S/Village Eldon Street  
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The Proprietor  
4/105 Mulgrave Road  
Mulgrave NSW 2756

26th September 2019

Dear Reader,  
Thank you for the opportunity to appraise your property at 42 Meares Road McGraths Hill NSW 2756

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,

Louise Snowdon  
33 Degrees Real Estate  
Suite 2 Pitt Town S/Village  
Eldon Street  
PITT TOWN NSW 2756  
m: 0414708895

# Your Property

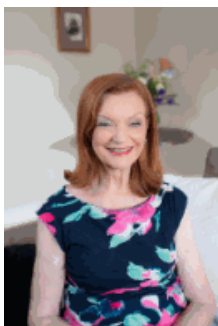
4/105 Mulgrave Road Mulgrave NSW 2756

- 🏠 1 🚗 3 🚗 4,079m<sup>2</sup> 📏 - 📏



## Your Property History

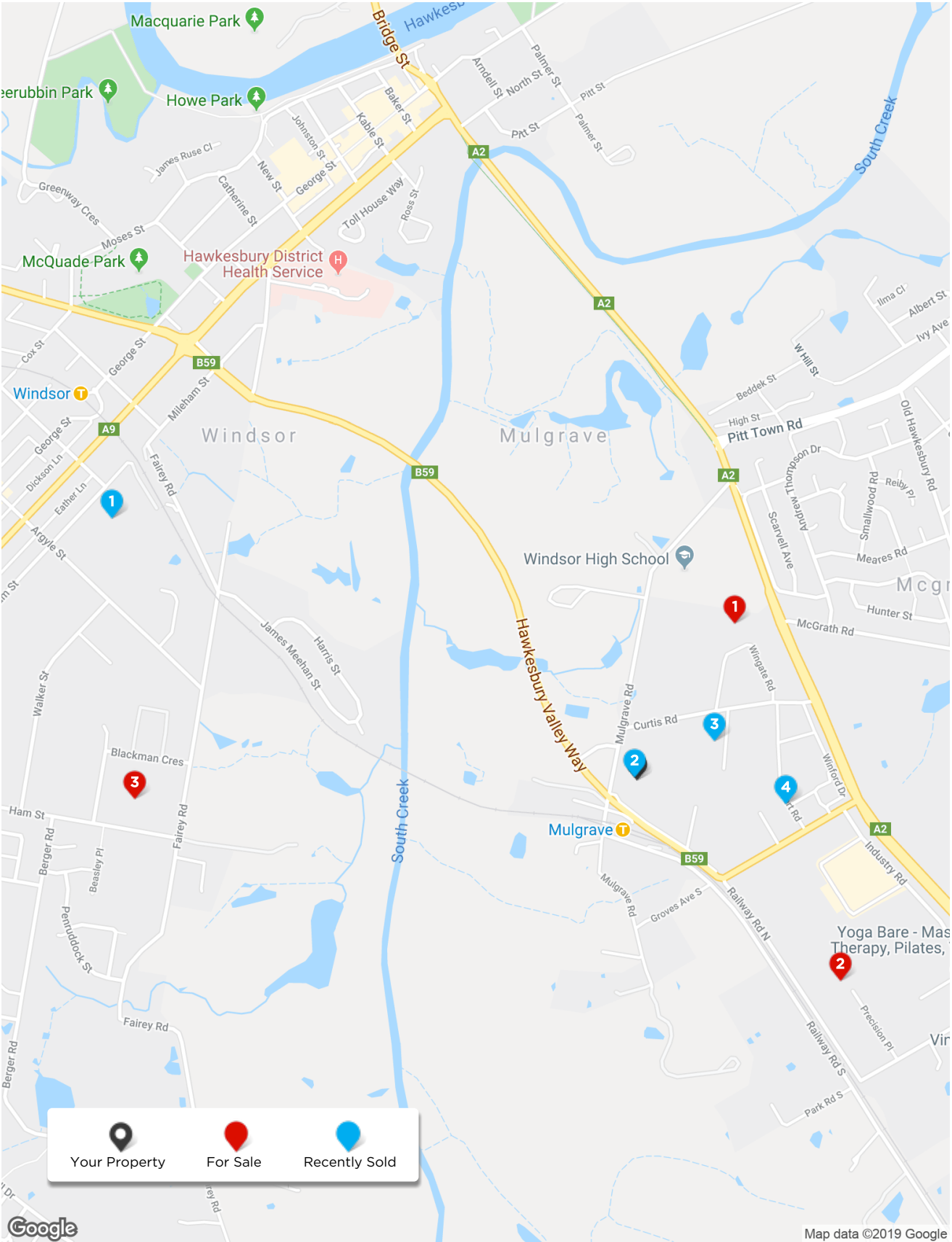
- 14 Aug, 2015 - Sold for \$425,000
- 18 Feb, 2015 - Listed for sale at \$450,000
- 31 Jul, 2013 - Listed for sale at \$450,000 PLUS GST
- 2 Aug, 2002 - Sold for \$285,000



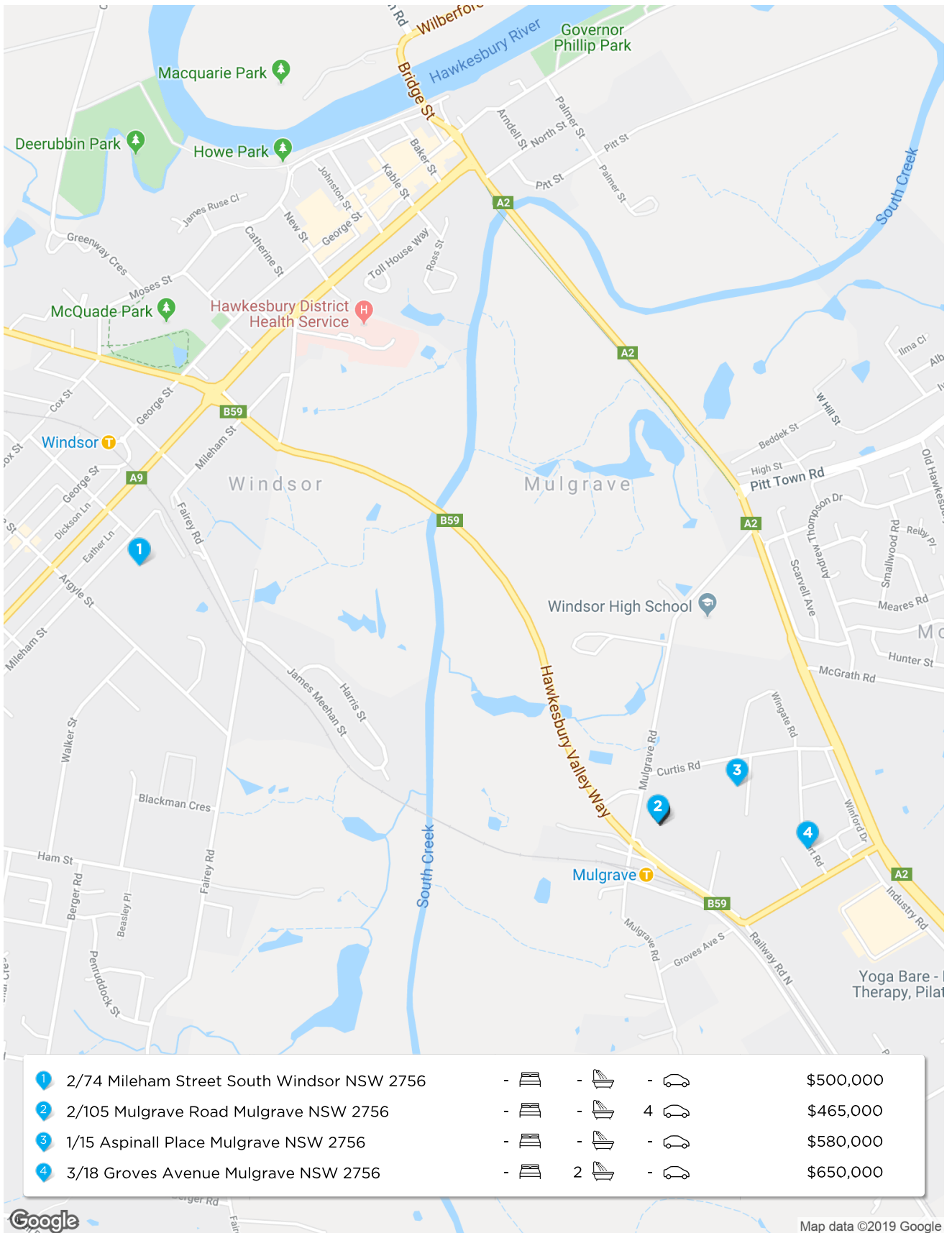
## Introducing Louise Snowden

With 30 years experience in local real estate, and many referral clients, Louise brings a calm demeanor to the stresses of buying and selling property.

# Comparables Map: Sales & Listings



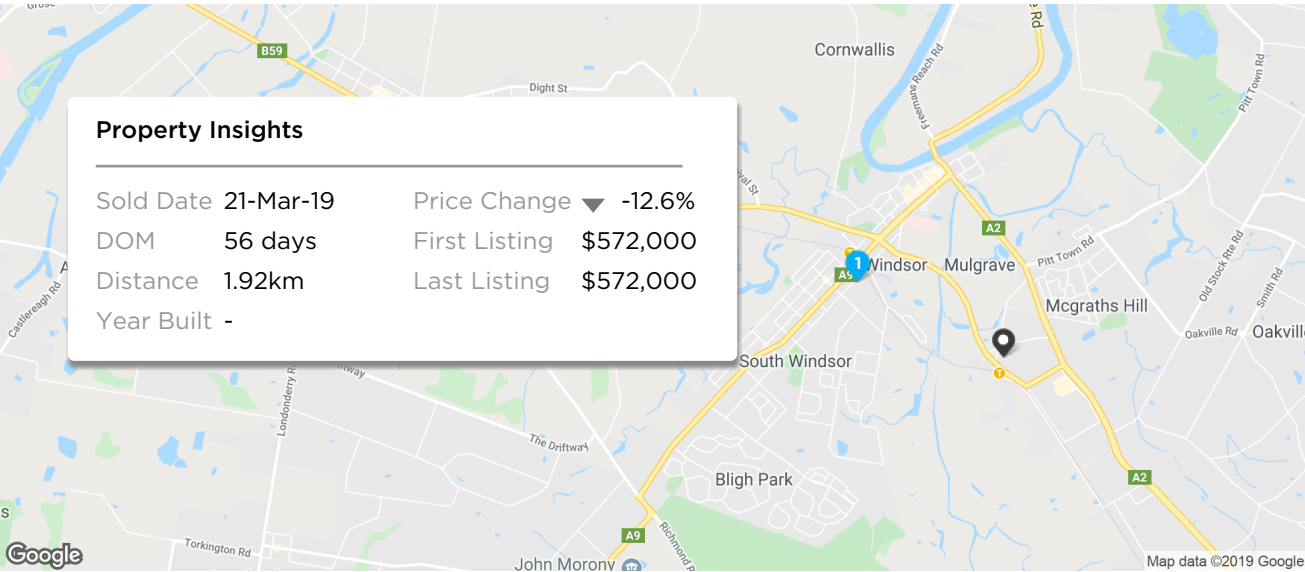
# Comparables Map: Sales



# Comparable Sales

**1** 2/74 Mileham Street South Windsor NSW 2756 **Sold Price** **\$500,000**

- - - 167m<sup>2</sup> -



RS = Recent sale      UN = Undisclosed Sale

# Comparable Sales

2 2/105 Mulgrave Road Mulgrave NSW 2756

Sold Price

\$465,000

🏠 - 🚗 - 🏠 4 📏 4,070 🏠 294m<sup>2</sup>

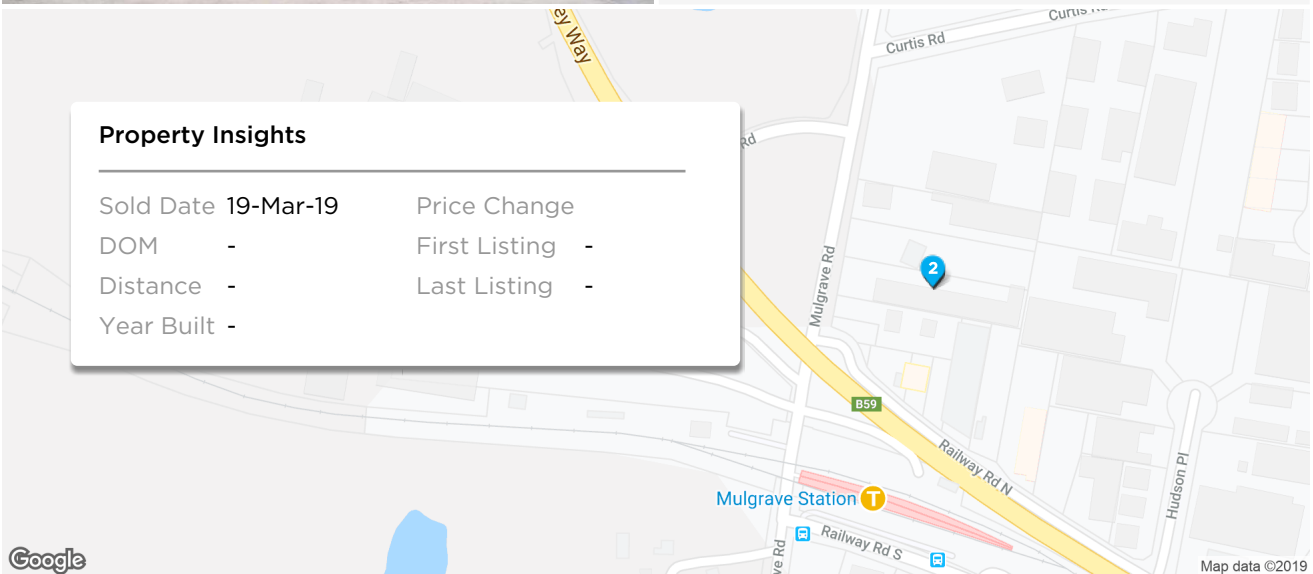


### Notes from your agent

Sold in March 2019 \$485

### Property Insights

|            |           |               |   |
|------------|-----------|---------------|---|
| Sold Date  | 19-Mar-19 | Price Change  |   |
| DOM        | -         | First Listing | - |
| Distance   | -         | Last Listing  | - |
| Year Built | -         |               |   |



RS = Recent sale      UN = Undisclosed Sale

# Comparable Sales



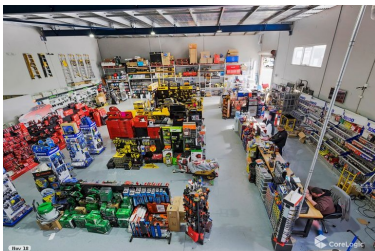
1/15 Aspinal Place Mulgrave NSW 2756

**Sold Price** \$580,000

- 
 - 
 - 
 1,011m<sup>2</sup>
 -

|           |           |               |   |            |   |
|-----------|-----------|---------------|---|------------|---|
| Sold Date | 29-Jan-19 | Price Change  | - | Year Built | - |
| DOM       | -         | First Listing | - |            |   |
| Distance  | 0.29km    | Last Listing  | - |            |   |

3



3/18 Groves Avenue Mulgrave NSW 2756

**Sold Price** \$650,000

- 
 2 
 - 
 528m<sup>2</sup>
 528m<sup>2</sup>

|           |           |               |           |            |   |
|-----------|-----------|---------------|-----------|------------|---|
| Sold Date | 08-Mar-19 | Price Change  | ▲ 9.2%    | Year Built | - |
| DOM       | 816       | First Listing | \$595,000 |            |   |
| Distance  | 0.5km     | Last Listing  | \$499,000 |            |   |

4

DOM = Days on market      RS = Recent sale      UN = Undisclosed Sale



# Comparables Map: Listings



# Comparable Listings



2/16 Wingate Road Mulgrave NSW 2756

- 1 3 4,299m<sup>2</sup> -

Listing Price  
\$790,000 + GST

Listed Date 24-Sep-19  
DOM 52 days

Year Built -  
Distance 0.6km



87 Railway Road North Mulgrave NSW 2756

- - 4 1.63ha -

Listing Price  
\$395,600 + GST

Listed Date 13-Aug-19  
DOM 94 days

Year Built -  
Distance 0.95km



7/124 Ham Street South Windsor NSW 2756

- - - 6,951m<sup>2</sup> -

Listing Price  
\$450,000 + GST

Listed Date 01-Aug-19  
DOM 106 days

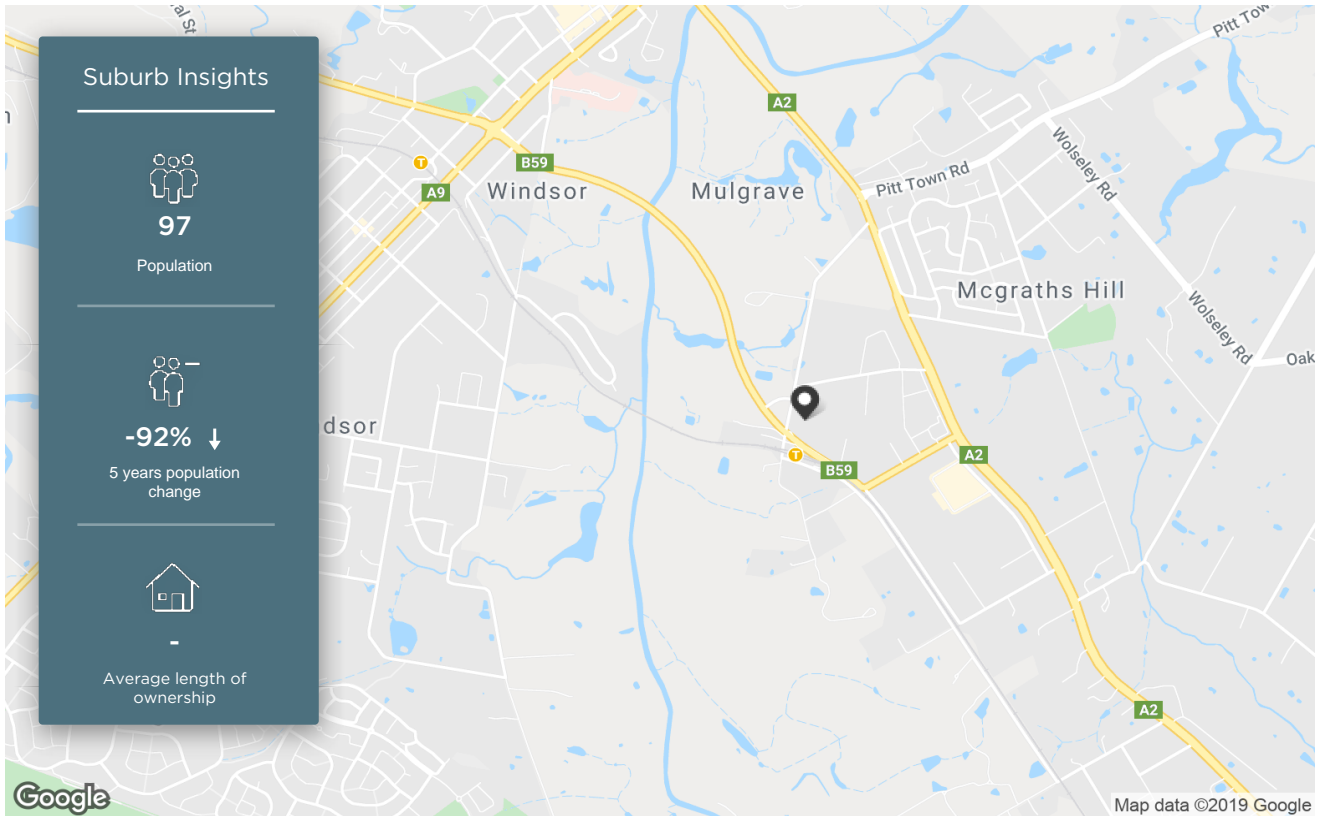
Year Built -  
Distance 1.65km



DOM = Days on market

# Mulgrave

## Demographic






The size of Mulgrave is approximately 4 square kilometres. The population of Mulgrave in 2011 was 1,225 people. By 2016 the population was 97 showing a population decline of 92.1% in the area during that time. The predominant age group in Mulgrave is 10-19 years. Households in Mulgrave are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Mulgrave work in a managers occupation. In 2011, 74.9% of the homes in Mulgrave were owner-occupied compared with 75% in 2016. Currently the median sales price of houses in the area is \$222,500.

| HOUSEHOLD STRUCTURE   |      | HOUSEHOLD OCCUPANCY |      | HOUSEHOLD INCOME |      | AGE   |      |
|-----------------------|------|---------------------|------|------------------|------|-------|------|
| TYPE                  | %    | TYPE                | %    | TYPE             | %    | TYPE  | %    |
| Childless Couples     | 25.0 | Owns Outright       | 45.8 | 52-78K           | 16.7 | 0-9   | 3.3  |
| Couples with Children | 81.3 | Purchaser           | 29.2 | 78-130K          | 12.5 | 10-19 | 29.3 |
| Single Parents        | 25.0 | Renting             | 41.7 | 130-182K         | 25.0 | 20-29 | 7.6  |
|                       |      |                     |      |                  |      | 30-39 | 3.3  |
|                       |      |                     |      |                  |      | 40-49 | 26.1 |
|                       |      |                     |      |                  |      | 50-59 | 12.0 |
|                       |      |                     |      |                  |      | 60-69 | 10.9 |
|                       |      |                     |      |                  |      | 70-79 | 13.0 |

# Local Schools



| SCHOOL ADDRESS  | DISTANCE | SCHOOL TYPE | GENDER | SECTOR         | YEARS |
|---|----------|-------------|--------|----------------|-------|
|  <b>Windsor High School</b><br>150 Windsor Road Mulgrave<br>NSW 2756                 | 0.83km   | Secondary   | Mixed  | Government     | 7-12  |
|  <b>Arndell Anglican College</b><br>104 Wolseley Road Oakville<br>NSW 2765           | 1.88km   | Combined    | Mixed  | Non-Government | 0-12  |
|  <b>Windsor Public School</b><br>2 Dight Street Windsor NSW<br>2756                  | 2.12km   | Primary     | Mixed  | Government     | 0-6   |
|  <b>St Matthew's Primary School</b><br>8 Little Church Street Windsor<br>NSW 2756    | 2.25km   | Primary     | Mixed  | Non-Government | 0-6   |
|  <b>Windsor Park Public School</b><br>156 Rifle Range Road South<br>Windsor NSW 2756 | 2.39km   | Primary     | Mixed  | Government     | 0-6   |



Property is within school catchment area



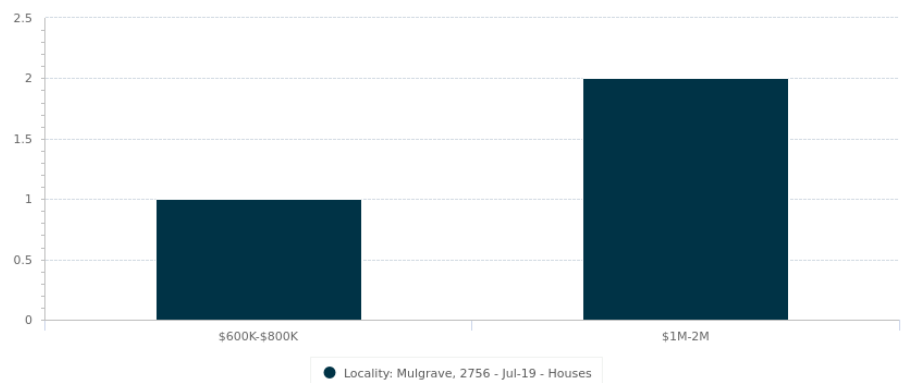
Property is outside school catchment area

# Recent Market Trends

| PERIOD   | PROPERTIES SOLD | MEDIAN PRICE | GROWTH | DAYS ON MARKET | LISTINGS | ASKING RENT |
|----------|-----------------|--------------|--------|----------------|----------|-------------|
| Jul 2019 | 1               | -            | -      | -              | -        | -           |
| May 2019 | -               | -            | -      | -              | 2        | -           |
| Apr 2019 | -               | -            | -      | -              | 1        | -           |
| Mar 2019 | -               | -            | -      | -              | 1        | -           |
| Feb 2019 | -               | -            | -      | -              | 1        | -           |
| Jan 2019 | -               | -            | -      | -              | 2        | -           |
| Dec 2018 | 1               | -            | -      | -              | 2        | -           |
| Nov 2018 | -               | -            | -      | -              | 2        | -           |
| Oct 2018 | -               | -            | -      | -              | 1        | -           |
| Sep 2018 | -               | -            | -      | -              | 1        | -           |
| Aug 2018 | 1               | -            | -      | -              | 2        | -           |

## Sales by Price - 12 months (Commercial)

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



Statistics are calculated over a rolling 12 month period

# Long Term Market Trends

| PERIOD | PROPERTIES SOLD | MEDIAN PRICE | GROWTH | DAYS ON MARKET | LISTINGS | ASKING RENT |
|--------|-----------------|--------------|--------|----------------|----------|-------------|
| 2019   | 3               | -            | -      | -              | 3        | -           |
| 2018   | 0               | -            | -      | -              | 2        | -           |
| 2017   | 1               | -            | -      | -              | -        | -           |
| 2016   | 1               | -            | -      | -              | 2        | -           |
| 2015   | 3               | -            | -      | -              | 2        | -           |
| 2014   | 0               | -            | -      | -              | 1        | -           |
| 2013   | 2               | -            | -      | -              | -        | -           |
| 2012   | 3               | -            | -      | -              | 3        | -           |
| 2011   | 1               | -            | -      | -              | 1        | -           |
| 2010   | 0               | -            | -      | -              | 2        | -           |
| 2009   | 0               | -            | -      | -              | 1        | -           |
| 2008   | 0               | -            | -      | -              | 1        | -           |
| 2007   | 0               | -            | -      | -              | 2        | -           |
| 2006   | 0               | -            | -      | -              | -        | -           |
| 2005   | 3               | -            | -      | -              | 1        | -           |
| 2004   | 3               | -            | -      | -              | 1        | -           |
| 2003   | 1               | -            | -      | -              | -        | -           |
| 2002   | 1               | -            | -      | -              | -        | -           |
| 2001   | 0               | -            | -      | -              | -        | -           |
| 2000   | 2               | -            | -      | -              | -        | -           |

# Summary

4/105 Mulgrave Road Mulgrave NSW 2756



**Appraisal price range**  
\$485,000-\$550,000

**Notes from your agent**

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