

# Property Report

4C/66 Great Eastern Highway Rivervale WA 6103

Date of report: 09 February 2022

Ray White **Know How** to sell your property for more.



**CoreLogic**<sup>®</sup>

4C/66 Great Eastern Highway  
Rivervale WA 6103



## Property Details

<b>Lot/Plan</b>	LOT 54 S006052	<b>Property Type</b>	Unit
<b>Year Built</b>	1979	<b>Council Area</b>	Belmont
<b>Zone</b>	R80B, R80B - High Density Res	<b>Land Use Primary</b>	Home Unit



## 4C/66 Great Eastern Highway Rivervale WA 6103

### Estimated Value

Estimated Value:

**\$165,000**

Estimated Value Range:

**\$136,000 - \$191,000**

Estimated Value Confidence:



Estimated Value as at 31 January 2022. An automated valuation model estimate (Estimated Value) is a statistically derived estimate of the value of the subject property. An Estimated Value must not be relied upon as a professional valuation or an accurate representation of the market value of the subject property as determined by a valuer. For further information about confidence levels, please refer to the end of this document.

### Property Activity Summary

Date	Activity	Value	Details
31 Jan 2020	For Rent	\$230 / week	Campaign period: 31/01/2020 - 29/02/2020, Listed by: Urban Springs Leasing, Ray White Urban Springs Cloverdale, Days on market: 30
30 Jun 2018	For Rent	\$230 / week	Campaign period: 30/06/2018 - 04/08/2018, Listed by: Urban Springs Leasing, Ray White Urban Springs Cloverdale, Days on market: 36
20 Apr 2017	For Rent	\$250 / week	Campaign period: 20/04/2017 - 10/05/2017, Listed by: Urban Springs Leasing, Ray White Urban Springs - Cloverdale, Days on market: 21
10 Oct 2014	Sold	\$223,250	Sale Method: Normal Sale, Sale Advised by: Government
24 Sep 2014	For Rent	\$290 / week	Campaign period: 24/09/2014 - 14/10/2014, Listed by: Pulse Property Group, Pulse Property Group, Days on market: 21
17 May 2014	For Sale	OFFERS OVER \$230,000	Campaign period: 17/05/2014 - 11/10/2014, Listing Type: Normal Sale, Listed by: Jared Rayner, Pulse Property Group, Days on market: 147
05 Jul 2012	For Rent	\$320 / week	Campaign period: 05/07/2012 - 07/08/2012, Listed by: Jenna Mawson, Evolution Realty - Applecross, Days on market: 34
14 Mar 2012	Sold	\$195,000	Sale Method: Sold After Auction, Sale Advised by: Government

## Property Activity Summary

Date	Activity	Value	Details
25 Jan 2012	For Sale	AUCTION	Campaign period: 25/01/2012 - 11/07/2012, Listing Type: Auction, Listed by: Christian Sharpe, Ray White Victoria Park, Days on market: 169
29 May 2010	For Rent	\$295 / week	Campaign period: 29/05/2010 - 19/06/2010, Listed by: Ray White Victoria Park, Days on market: 22
25 Apr 2009	For Rent	\$300 / week	Campaign period: 25/04/2009 - 09/05/2009, Listed by: Ray White Real Estate, Days on market: 15
07 Nov 2001	Sold	\$65,500	Sale Method: Unknown, Sale Advised by: Government
17 Nov 1996	Sold	\$49,000	Sale Method: Unknown, Sale Advised by: Government
03 Sep 1996	Sold	\$46,500	Sale Method: Unknown, Sale Advised by: Government
22 Mar 1993	Sold	\$36,000	Sale Method: Unknown, Sale Advised by: Government
11 Apr 1983	Sold	\$18,500	Sale Method: Unknown, Sale Advised by: Government

## Recently Sold Properties



1B/66 Great Eastern Highway Rivervale WA 6103



1



1



2



45m<sup>2</sup>

Sale Price **\$175,000** Sale Method Private Treaty

Sale Date 06/12/2021 Days on Market 55

📍 0km from property



12B/66 Great Eastern Highway Rivervale WA 6103



1



1



1



45m<sup>2</sup>

Sale Price **\$183,000** Sale Method Private Treaty

Sale Date 25/09/2021 Days on Market 30

📍 0km from property



5/4 Minora Place Rivervale WA 6103



1



1



1



45m<sup>2</sup>

Sale Price **\$166,500** Sale Method Private Treaty

Sale Date 23/11/2021 Days on Market 36

📍 0.4km from property



11D/66 Great Eastern Highway Rivervale WA 6103



1



1



1



44m<sup>2</sup>

Sale Price **\$180,000** Sale Method Private Treaty

Sale Date 04/08/2021 Days on Market 9

📍 0km from property

## Properties For Sale



66 Great Eastern Highway Rivervale WA 6103



First Ad Price \$180,000

Latest Ad Price \$180,000

Listing Method Normal Sale Days on Market 535

📍 0km from property



19B/66 Great Eastern Highway Rivervale WA 6103



First Ad Price From \$179,000

Latest Ad Price From \$169,000

Listing Method Normal Sale Days on Market 104

📍 0km from property



20E/66 Great Eastern Highway Rivervale WA 6103



First Ad Price Upper \$100,000s

Latest Ad Price Upper \$100,000s

Listing Method Normal Sale Days on Market 65

📍 0km from property



18/1 Minora Place Rivervale WA 6103







First Ad Price \$169,000 - \$189,000


Latest Ad Price \$169,000 - \$189,000

Listing Method Normal Sale Days on Market 182

📍 0.4km from property

## Local School Details

	School Address	Distance	School Type	Gender	Sector	Enrolments
	<b>Belmont City College</b> 106 Fisher Street Belmont WA 6104	2.2km	Secondary	Mixed	Government	820
	<b>St Augustine's School</b> 34 Gladstone Road Rivervale WA 6103	0.8km	Primary	Mixed	Non-Government	188
	<b>Rivervale Primary School</b> 99 Acton Avenue Rivervale WA 6103	1km	Primary	Mixed	Government	161
	<b>Belmont Primary School</b> LOT 567 Great Eastern Highway Belmont WA 6104	1.5km	Primary	Mixed	Government	133
	<b>Perth Individual</b> 150 Burswood Road Burswood WA 6100	1.8km	Combined	Mixed	Non-Government	97

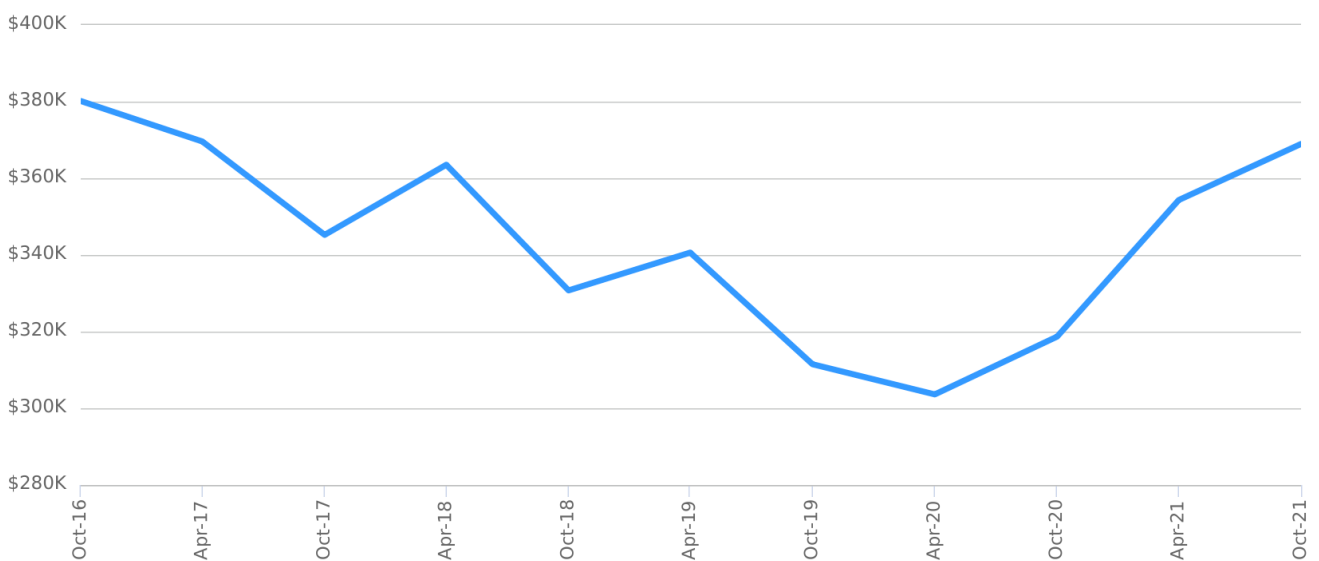
 Property within school catchment

 Property outside school catchment (government)/no catchment applies (non-government)

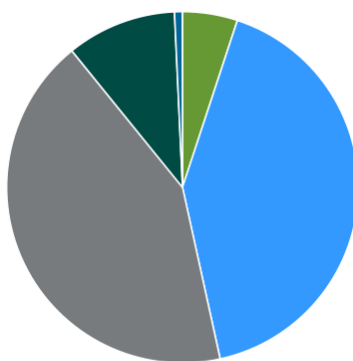
## Rivervale Insights - Units

Year Ending	Properties Sold	Median Value	Change in Median Value (12 months)
Oct 2021	277	\$368,964	▲ 15.77%
Oct 2020	119	\$318,700	▲ 2.31%
Oct 2019	122	\$311,496	▼ 5.82%
Oct 2018	137	\$330,762	▼ 4.19%
Oct 2017	124	\$345,249	▼ 9.18%
Oct 2016	171	\$380,168	▼ 5.56%

### Median Value (monthly)

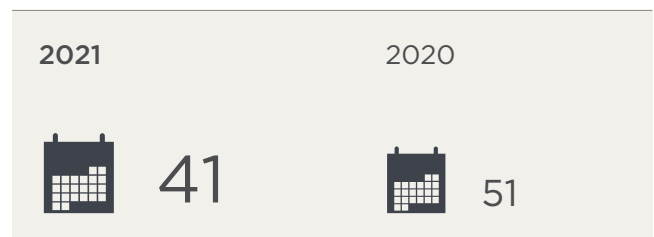


### Property Sales by Price (Past 12 months)

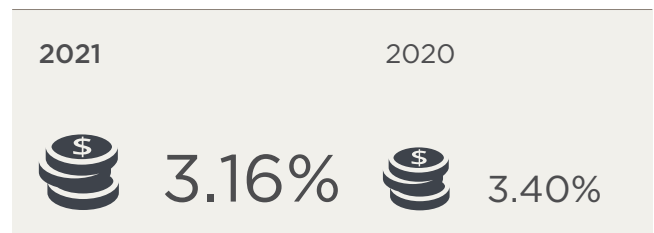


- <\$200K - 14 properties
- \$200K-\$400K - 115 properties
- \$400K-\$600K - 118 properties
- \$600K-\$800K - 28 properties
- \$1M-\$2M - 2 properties

### Median Days on Market



### Median Vendor Discount

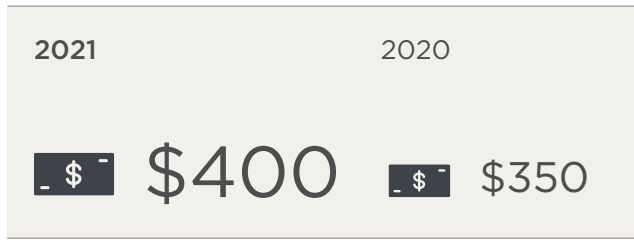


Statistics are calculated over a rolling 12 month period

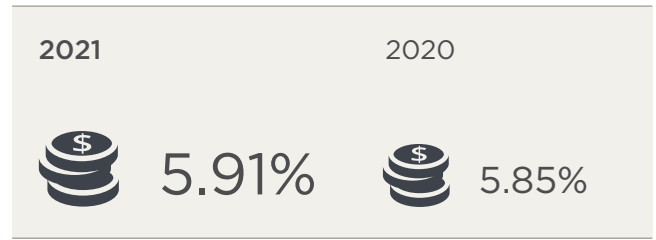


## Rivervale Insights - Units

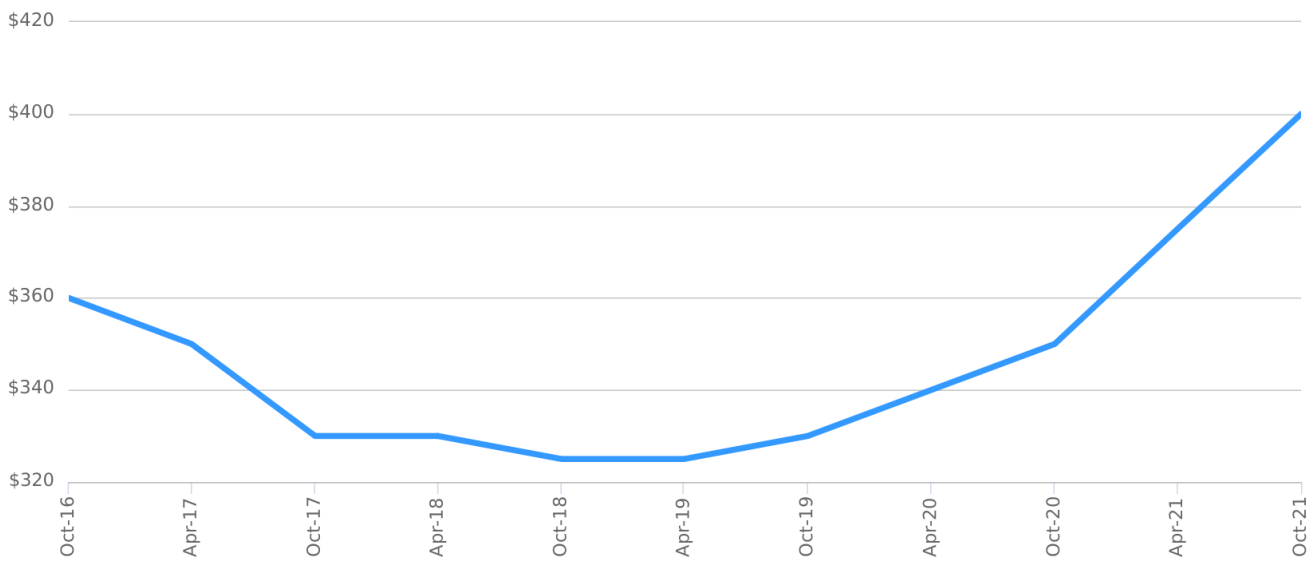
### Median Weekly Asking Rent



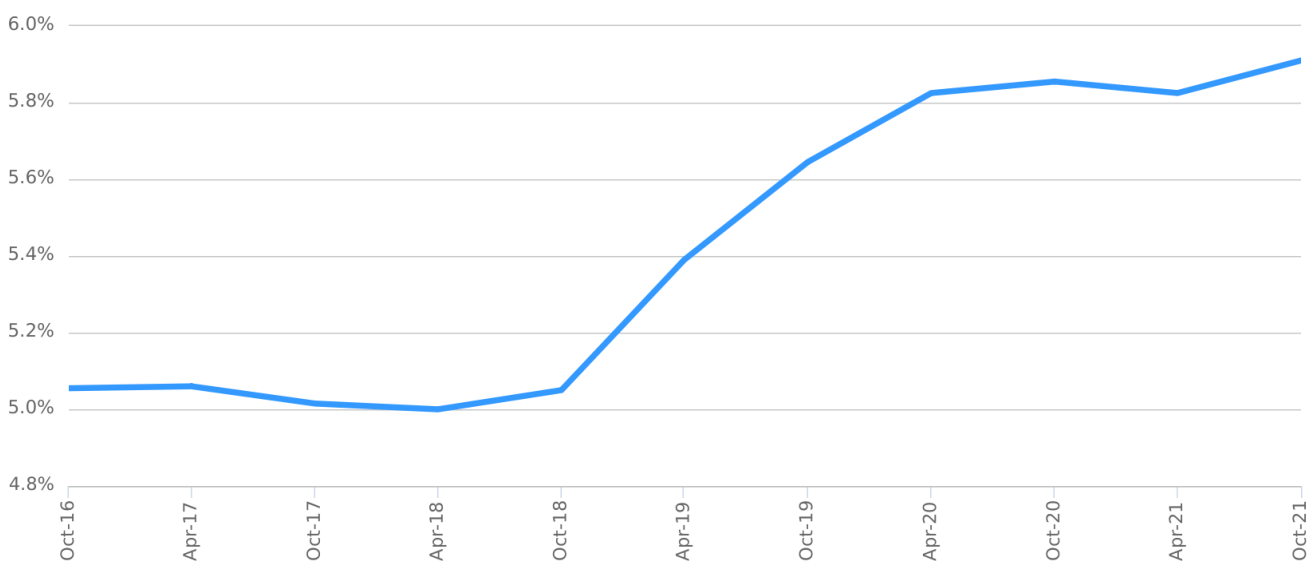
### Indicative Gross Rental Yield



### Median Asking Rent (12 months)



### Indicative Gross Rental Yield (12 months)



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### Estimated Value

An Estimated Value is generated (i) by a computer driven mathematical model in reliance on available data; (ii) without the physical inspection of the subject property; (iii) without taking into account any market conditions (including building, planning, or economic), and/or (iv) without identifying observable features or risks (including adverse environmental issues, state of repair, improvements, renovations, aesthetics, views or aspect) which may, together or separately, affect the value.

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The Confidence is based on a statistical calculation as to the probability of the Estimated Value being accurate compared to market value. An Estimated Value with a 'High' confidence is considered more reliable than an Estimated Value with a 'Medium' or 'Low' confidence. The Confidence is a reflection of the amount of data we have on the property and similar properties in the surrounding areas. Generally, the more data we have for the local real estate market and subject property, the higher the Confidence' level will be. Confidence should be considered alongside the Estimated Value.

Confidence is displayed as a colour coded range with red representing low confidence, through to amber which represents medium confidence to green for higher confidence.



Low

Medium

High

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Email Us: **[customercare@corelogic.com.au](mailto:customercare@corelogic.com.au)**